

COUNTRY LIFE

THE JOURNAL FOR ALL INTERESTED IN COUNTRY LIFE
AND COUNTRY PURSUITS.

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MESSRS. WALTON & LEE,
LAND AGENTS,
10, Mount Street, Grosvenor Square, London, W.

MESSRS. WALTON & LEE,
SURVEYORS,
10, Mount Street, Grosvenor Square, London, W.

MESSRS. WALTON & LEE,
AUCTIONEERS,
10, Mount Street, Grosvenor Square, London, W.



THE above Elizabethan MANSION, handsomely furnished throughout, and occupying a lovely position on very high ground, to be LET. The premises, which are adapted to the requirements of a large establishment, are conveniently situated within two miles of a station, and five miles from a market town within one-and-a-half hours by rail from the Metropolis; capital stabling for about ten horses, with accommodation for a married coachman; the pleasure grounds and gardens are of the choicest description, and there is a full complement of glasshouses; the park, together with other lands on the Estate, extend to nearly 1,000 acres, and afford good cover and other shooting; first-rate social amenities; well-known golf links close by.—Very highly recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W., who have inspected. (16,575.)

TO LET, an equal PARTNERSHIP in a well-known SHOOTING of about 5,000 acres, together with the joint use of a well-furnished SHOOTING BOX, and maintenance, etc. The shooting affords some of the best partridge driving in the Eastern Counties, and is only one mile from a station and three hours from London.—Apply Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,082.)

YNDHURST.—To be LET, for the Summer months, a charming RESIDENCE, standing on very high ground, surrounded with upwards of 100 acres of pleasure grounds, with private entrance to the New Forest; fitted bed and dressing rooms, bathroom, large hall, dining room, drawing room, four reception rooms, housekeeper's room, servants' hall, etc.; stabling for five, and men's rooms; tennis lawn, and productive kitchen garden; golf links within two miles. Photo.—Apply Messrs. WALTON & LEE, 10, Mount Street, London, W. (13,695.)

G.N.R. MAIN LINE (one-and-a-half miles from a station, and five miles from an excellent market town on the borders of Northants, Rutland, and Lincolnshire).—A very desirable GRASS FARM of about 135 acres, together with a moderate-sized stone-built Manor House, dating from the early part of the XVIIth Century, to be SOLD. The land is good old pasture, well watered. The Residence is placed amidst well-timbered surroundings, gardens and grounds, and there are substantial farm-houses and conveniences. Tithe and land tax free. Price £6,200.—Inspected by Messrs. WALTON and LEE, 10, Mount Street, London, W. (14,516.)

ON THE SURREY HILLS (surrounded by the most lovely scenery in the county, and only one-and-a-half miles from a station, 45 minutes from Town).—To be SOLD, Freehold, a most perfectly-appointed RESIDENCE, occupying a magnificent site on sandy soil, commanding beautiful views in all directions. The premises, which are in faultless order, have been erected regardless of cost for the occupation of the owner, and every detail has been carried out in the best possible style; lounge hall, suite of reception and billiard rooms, ten bed and dressing rooms, three bathrooms, housekeeper's room, and excellent offices; stabling for five, men's rooms, cottage, etc.; electric light everywhere, and Company's water laid on; undulating grounds of six acres, possessing many attractive features. The Property is bounded on two sides by a beautiful heath with capital golf links.—Inspected and very highly recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,089.)



TO BE LET for the Summer months, the above delightful RESIDENCE, standing 200ft above sea level, in well wooded grounds of about 29 acres, embracing charming pleasure grounds with tennis lawns, kitchen garden, glasshouses, etc.; six reception and billiard rooms; eighteen bed and dressing rooms, and fitted bathroom; stabling for six; Southampton golf links about half-a-mile distant; fishing, shooting, and yachting can also be had. The Property would be SOLD.—Inspected and recommended by Messrs. PERKINS & SONS, the Auction Mart, Southampton; and Messrs. WALTON & LEE, 10, Mount Street, London, W., from whom orders to view may be obtained. (17,407.)

MESSRS. WALTON & LEE publish two large REGISTERS, containing a selection of the best RESIDENTIAL ESTATES, Country Residences, Shootings, Hunting Boxes, Fishings, etc., for SALE or to be LET. Furnished or Unfurnished, in all parts of the United Kingdom. The best and most reliable published. On receipt of a memorandum, indicating the class of property required, Messrs. WALTON & LEE will return a specially marked list, showing at a glance descriptions of those places answering the requirements of the applicant.—Offices, 10, Mount Street, London, W.



TO LET, FURNISHED, ERSKINE HOUSE, in the county of Renfrew, with or without the Shootings. "Erskine House" stands on rising ground above the Clyde. It is two miles from Bishopston Station, on the Caledonian Railway Line between Glasgow and Greenock and Gourock. The accommodation consists of outer and inner entrance halls, very handsome corridor, 40 yards in length, large dining and drawing rooms, library, billiard room, boudoir, sixteen bedrooms, eight dressing rooms, three bathrooms, nineteen servants' rooms, and ample domestic offices, etc. The drainage and sanitary arrangements have been completely overhauled at the sight of the West of Scotland Sanitary Association, and are now in a perfect condition; there is an ample supply of good water. The stables are situated within a convenient distance of the Mansion, and contain accommodation for fourteen horses, there are two large coach-houses, harness room, accommodation for coachman and grooms, etc.; also byre, piggeries, outhouses, etc.; the kennels are commodious. The policies and pleasure grounds are very extensive, the garden is large and productive, and there are vineyards, peach-houses, etc. The shootings extend to 5,000 acres or thereabouts; the ground has been very lightly shot, and the covers extend to about 300 acres; a grouse moor with low ground shooting, extending in all to about 3,800 acres, belonging to the proprietor of Erskine, will be available in two years, and a Let thereof might be arranged for before that time if desired. There is a lake of fourteen acres affording some trout fishing.—For further particulars apply to Messrs. WALTON & LEE, 10, Mount Street, London, W.



GLOUCESTERSHIRE (on the borders of Worcestershire, and close to Stratford-on-Avon).—The highly important Freehold RESIDENTIAL PROPERTY known as the "Norton Hall Estate," situated about four miles from the town and station of Campden, eight miles from Evesham, nine miles from Stratford-on-Avon, and two miles from Honeybourne Station. The Property comprises an area of about 518 acres, and includes the above charming Family Mansion, situated in a well-timbered and extensive park, and occupying a delightful situation about 300ft. above sea level. The Residence, which is surrounded by singularly attractive pleasure grounds, contains two fine halls, five handsome reception rooms, 29 bed and dressing rooms, and commodious offices and cellarage. There is excellent stabling for a large stud, with men's rooms and stud groom's cottage. The kitchen gardens are exceedingly productive, and have a full complement of glass and a gardener's cottage. At a convenient distance from the Mansion is a first-class set of home farm buildings, with a superior farm-house and eight cottages. The Property is situated in the midst of one of the most pleasant pastoral districts of England, and the whole has been kept by the present owner in the very best order. The water supply and drainage are excellent. A considerable portion of the Property is first-rate grazing land, which can always be let off at high rents. For its size the Property is unique as an all-round Sporting Estate, affording first-class shooting and capital fishing, while hunting may be had with the Warwickshire, North Cotswold, and the Heythrop Hounds.—Messrs.

WALTON & LEE will offer the above for SALE by AUCTION, at the Mart, London, E.C., on Wednesday, June 11th, 1902, at 2 o'clock p.m., unless previously Sold Privately.—Particulars of Messrs. ROWCLIFFES, RAWLE & CO., Solicitors, 1, Bedford Row, London, W.C.; or of the Auctioneers, 10, Mount Street, London, W.

NOTICE OF SALE PRIOR TO AUCTION.
THE STEDE COURT ESTATE, Harrietham, near Maidstone, extending over an area of upwards of 450 acres, and comprising the fine old MANORIAL RESIDENCE, magnificently timbered park, pasture, woodlands, etc.—Messrs.

WALTON & LEE beg to announce that the above Residential Estate, which was advertised to be offered for SALE by AUCTION, at the Mart, London, E.C., on Wednesday, July 11th, 1902, has been disposed of by Private Treaty.—Offices, 10, Mount Street, London, W.

FOR THE SUMMER MONTHS, WITH SHOOTING.



THE above handsome MANSION, situate in a favourite midland county, would be LET, Furnished, for the Summer months with about 3,000 acres of partridge shooting. It is seated in a splendidly timbered deer park, is approached by carriage drive with entrance lodges, and contains suite of handsome reception rooms, ballroom, billiard room, about 30 bed and dressing rooms, and well-arranged offices; also large theatre; stabling for eleven horses; charming and inexpensive grounds, tennis and croquet lawns, kitchen gardens; 3,000 acres partridge shooting, and about four miles of river fishing; rabbit Warren; bag last year 1,800 in two days; golf club nine miles; desirable society.—Personally inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (16,191.)

SOUTH OF SCOTLAND.—To be SOLD, a most beautiful RESIDENTIAL and SPORTING DOMAIN of several thousand acres, bounded for a considerable distance by a salmon river, besides having several lochs and streams well stocked with trout. The shooting is particularly good, and the whole Estate abounds with the usual moor and lowland game. The Mansion occupies an elevated position, southern exposure, and is surrounded by wooded policies of about 250 acres. There is also a fine Dower House replete with all modern conveniences. The farms and buildings are in excellent order, and the total rental is over £2,700 per annum.—Apply Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,213.)

AN exceptionally charming COUNTRY HOME in the prettiest part of Huntingdonshire, conveniently near to good town and station, to be LET, Furnished. The House stands high in a sheltered position, with southern aspect, and commands delightful views; it is approached by carriage drive with entrance lodge, and contains three reception, eleven bed and dressing rooms, and offices; stabling, carriage house, etc.; attractive grounds, kitchen garden, in all about seven acres. Rough shooting over 200 acres; boating and fishing close by; excellent water supply and sanitation. Rent, including unfurnished lodge and shooting, £150 per annum.—Messrs. WALTON & LEE, 10, Mount Street, London, W.

A PRINCELY PARADISE.



THE ABOVE PALATIAL HOME, encircled by beautifully-timbered park-like lands of about 300 acres, would now be SOLD, under exceptional circumstances, at a price representing less than the cost of the Residence alone. It is magnificently appointed, and occupies a grand position on the coast, some 50ft. above the sea level, commanding superb views. It contains one of the finest entrance halls in the kingdom, a handsome suite of reception rooms, and about 25 bedrooms; ample stabling; delightful grounds; entrance lodges; near station, church, doctors, etc.; water supply and sanitation excellent, and the house is lighted by gas, and heated through out. The land is principally rich feeding pasture, with suitable buildings.—Personally inspected by Messrs. WALTON & LEE, 10, Mount Street, London, W. (16,700.)

MESSRS. WALTON & LEE,

TELEPHONE:-
3645 GERRARD.

10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

For continuation of Advertisements, see pages xiv. and xv.

TELEGRAMS:
"WALTONS, LONDON."

ALEX. H. TURNER & CO.,
199, PICCADILLY, LONDON, W.
Telephone 2753 Gerrard.
GUILDFORD, WEYBRIDGE, WOKING, AND READING.
For continuation of Advertisements, see page xxviii.



ON GRAVEL AND SANDY SOIL: beautiful, high, and bracing situation, two miles from a station whence London is reached in 40 minutes by express.—**FOR SALE:** an exceptionally choice ESTATE of about 26 acres, with a remarkably well-appointed Residence, containing spacious halls and reception rooms, about twelve bed and dressing rooms; gas and water laid on; stabling for five, model farmery, two cottages; fine old timbered grounds, lawns, kitchen and fruit gardens, glass, etc., and well-timbered parkland; all in perfect condition.—Price of ALEX. H. TURNER & Co., 199, Piccadilly, W. Highly recommended.



TO BE SACRIFICED.—The above exquisitely-appointed Family MANSION, seated amidst grand old park and lands of over 100 acres. The accommodation includes about 20 bed and dressing rooms, suite of elegant reception rooms, 32ft. by 20ft., 30ft. by 20ft., 20ft. by 20ft., etc. Winter garden; stabling, lodges, cottages, and farm-buildings. Under two hours from London.—Price and full particulars of the Agents, Messrs. ALEX. H. TURNER & CO., 199, Piccadilly, W.

IDEAL SMALL SPORTING.—£10,000.—Gentleman's RESIDENCE and approaching 300 acres of land, affording unequalled facilities for rearing, with its numerous well-placed coverts. The House is seated on high ground in old grounds and extensive park, and contains ten bedrooms, billiard room, etc.; kitchen and walled fruit gardens, glasshouses, shady old lawns; stabling, cottages, farmery, all in excellent order. The district is a most beautiful one, convenient for rail; a drive from an old town whence London is reached within two hours; golf. Recommended.—Plan with the Agents, ALEX. H. TURNER & CO., 199, Piccadilly, W.

YORKS.—Attractive small ESTATE, beautifully timbered, and approaching 500 acres, one half grass and arable and one half woods and moorland. Gentleman's small Residence, in perfect order; entrance lodge, stabling, farmsteads, etc. £11,000.—Plan with ALEX. H. TURNER & CO., 199, Piccadilly, W.



FIRST-RATE TROUT FISHING and moderate-sized MANSION to be SOLD, or might be LET, Furnished, for a term. It is situate within a short drive of a good town on main line station, just about two hours from London. The Residence contains about 20 bedrooms, handsome reception rooms; stabling for about seven horses, small farmery, and the grounds are magnificently timbered, with beautiful flower gardens, large lawns, excellent walled kitchen garden, etc., extending in all about 50 acres; the fishing extends to about one-and-a-half miles, chiefly on both banks.—Personally inspected by ALEX. H. TURNER & CO., 199, Piccadilly, W. (U.6122.)

NORTH OF ENGLAND.—Remunerative investment.—MANORIAL ESTATE; sporting over approaching 1,500 acres, with a moderate-size Mansion, in perfect order; electric light, etc.; land all let to good tenants; all in ring fence; well watered, being bounded by a stream.—Price, plan, and all details of Messrs. ALEX. H. TURNER & CO., 199, Piccadilly, W.

ESTATES AND COUNTRY HOUSES.—The extensive Printed LIST will be forwarded post free, six stamps.—Messrs. ALEX. H. TURNER & CO., 199, Piccadilly, W., and branches.

ALEX. H. TURNER & CO.,
199, PICCADILLY, LONDON, W.

WM. R. NICHOLAS & CO.,
43A, PALL MALL, S.W.,
and BLAGRAVE STREET, READING.
For continuation of Advertisements, see page xxviii.

FURNISHED HOUSES.

ELIZABETHAN MANOR HOUSE (WITHIN ONE-AND-A-HALF HOURS OF TOWN).



TO ANTIQUARIANS.—This charming old RESIDENCE, considered to be one of the finest examples of Elizabethan Manor House in the United Kingdom, are beautifully Furnished with valuable old furniture, will be LET for the Spring and Summer months. There are thirteen bedrooms, bath, a charming suite of reception rooms, servants' hall, and all the necessary domestic offices; the House is in perfect condition, with handsome panelled rooms and hall; all modern conveniences; stabling for four; grounds of two-and-a-half acres; capital hunting, fishing in trout stream on Property, boating in lake, and shooting over 300 acres.—For rent and all further particulars apply to the Agents, as under. (2855 A.)

NORTHANTS.—A picturesque Elizabethan MANSION, standing in a finely-timbered park of 65 acres; seventeen bed and dressing rooms, large bath, drawing, dining, morning, billiard, and ante-rooms, good hall, capital domestic offices; stabling accommodation for nine horses; well laid-out and productive grounds of five to six acres; modern drainage. To be LET, Furnished, for six months or less, at a very moderate rent. (2857 A.)

IN THE OLD BERKSHIRE HUNT.

BERKS (within three-and-a-half miles of an important junction station, with splendid service of trains).—To be LET, Furnished, for a term, a fine old MANSION, standing in a well-timbered park of 60 acres. The accommodation comprises 22 bed and dressing rooms, bath, five very fine reception rooms, extensive offices; stabling accommodation for nine horses; five cottages and home farm, with ample buildings, the whole Estate embracing an area of about 260 acres. Possession Michaelmas. Terms on application. (2849 A.)

400FT. ABOVE SEA.

IN THE LOVELY LISS DISTRICT.—A pretty old-fashioned gabled HOUSE, in well-wooded and shady grounds of two acres; nine bed, bath, three reception rooms, servants' hall, and capital offices; stabling for four, etc.; beautiful situation, with lovely views. To be LET, Furnished, for Summer. (2859 A.)

PICTURESQUE RESIDENCE AND ESTATE, 45 acres (easy run of Town).—Essentially a gentleman's Property, with a perfectly-fitted Residence of very attractive character; twelve bed, bath, three reception rooms; stables and good buildings. The land is extremely prettily timbered; good views, bright sunny situation; beautiful and inexpensive ground. A bargain; £6,500.—Inspected and strongly recommended. (9541.)

HERTS (25 miles from Town, within a mile of an excellent station with a capital service of trains, standing high, with lovely views, in its own beautifully-shaded and secluded grounds).—To be SOLD, a handsome and imposing RESIDENCE, of most picturesque appearance, with stone-mullioned windows, and now partially creeper-clad, very soundly constructed, and in perfect order. The House is approached by a carriage drive, and contains entrance hall, inner hall, fine drawing room, dining room, library 20ft. by 16ft., and a smoking room of same size. The domestic offices are well-arranged and convenient. On the first floor are four bed chambers, two capital dressing rooms, and a bathroom; on the second floor are four attic bedrooms, three other rooms, from which very fine views are obtained; conservatory, greenhouses, and excellent stabling, coach-house, harness room, lofts, etc.; good out-houses, potting sheds, etc. The grounds are of exceptional beauty, and contain many forest and ornamental trees, affording perfect seclusion; at the rear are fine terraced lawns, tennis or croquet lawn, kitchen gardens, and two park-like paddocks, covering an area of nearly six acres in all. The House has west aspect, stands on sandy soil; Company's water and gas laid on; main drainage on latest scientific principles; golf links near. Price very moderate.



WITHIN 30 MINUTES OF LONDON.—To be SOLD, a picturesque Modern RESIDENCE, standing in the midst of well-timbered and laid-out grounds of sixteen-and-a-half acres. It contains entrance hall, inner hall, four reception rooms and billiard room, capital domestic offices, with servants' hall, nine bedrooms, bathroom (h. and e.), three servants' bedrooms; stabling for five, coach-house, harness room, etc.—Full particulars on application to the Agents.

WM. R. NICHOLAS & CO.,
43A, PALL MALL, S.W.,
and BLAGRAVE STREET, READING.

MESSRS. GIDDY & GIDDY,
ESTATE AGENTS & SURVEYORS,
No. 4, WATERLOO PLACE, PALL MALL.
Branch Offices: | Maidenhead (for the Thames-side district).
| Sunningdale (for Ascot).



BUCKS (near Henley and Marlow).—To be SOLD, the above very desirable RESIDENTIAL PROPERTY, known as "Colestrope," Hambleden, about 100 acres in extent; grass and some arable, with picturesque old farm-house, capable of being converted at small expense into gentleman's residence; with stabling and outbuildings, seven cottages, villa residence, licensed beerhouse, etc. If not disposed of previously, will be SOLD at the Mart on Friday, June 20th next.—For particulars apply to Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

SURREY HILLS (in a lovely spot, 600ft. above sea level, a few minutes' walk from two stations, about 35 minutes from Town).—The FREEHOLD for SALE of a charming old-fashioned RESIDENCE, standing secluded in well-timbered and matured grounds of about three acres, contains fine hall, three reception and seven bedrooms, bathroom, servants' hall, and offices. Price £4,500.—Full particulars of Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.



SUSSEX AND KENT BORDERS.—To be SOLD, a fine stone-built MANSION and ESTATE, about 600ft. above sea level, commanding magnificent views of surrounding country (extending upwards of 25 miles), and standing in beautiful old park, grounds, gardens, and farms, embracing nearly 600 acres. The Mansion contains eighteen bed and dressing rooms, suite of spacious reception rooms, billiard room, etc.; good hunting, shooting, etc. Personally inspected and strongly recommended as being a really charming and complete estate.—Agents, Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

FOR THE SUMMER OR LONGER (in an unequalled situation on the South Devon Coast).—A well Furnished and appointed MARINE RESIDENCE, commanding magnificent land and seascapes views, and containing thirteen bed, three bath, and four reception rooms; good domestic offices; gas and water laid on; stabling for six; cottages; two lodges; delightful pleasure grounds, lawns, two tennis courts, shrubberies, vine, two paddocks extending to cliffs. Would be SOLD.—Further particulars of Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.



SUSSEX (in a beautiful district, near Pulborough and the Downs, and adjoining extensive pine woods).—The Freehold for SALE of an attractive and compact RESIDENTIAL ESTATE of about 80 acres, principally grass and woodland, with splendidly built Modern Residence, erected specially for late owners occupation, occupying a picked position and containing large hall, three reception and nine bedrooms, bath and offices; stabling and outbuildings; two cottages; pretty grounds; glasshouses; large orchard, etc.—Inspected and recommended by Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

GIDDY & GIDDY'S LISTS.

No. 1.—ESTATES and COUNTRY HOUSES, in all the favourite districts of England and Wales. To be SOLD, or LET, Unfurnished (one of the largest published), post free, for six stamps.

No. 2.—Furnished COUNTRY and RIVERSIDE HOUSES, to be LET for the Summer, and by the year. A selection of about 1,500 post free.

The majority of the PROPERTIES have been personally inspected, and in many instances Messrs. GIDDY & GIDDY are the Sole Agents.—Chief Office, 4, Waterloo Place, Pall Mall, S.W. Branches at Maidenhead and Sunningdale Stations.

MESSRS. GIDDY & GIDDY,
LAND AND ESTATE AGENTS,
4, WATERLOO PLACE, PALL MALL, S.W.

TELEGRAMS:
"GALLERIES, LONDON."

KNIGHT, FRANK AND RUTLEY.

Head Offices: 9, CONDUIT STREET, LONDON, W.

TELEPHONE:
1942 GERRARD.

AUCTIONS of LANDED ESTATES.

AUCTIONS of COUNTRY PROPERTIES.

AUCTIONS of TOWN MANSIONS.

AUCTIONS of GROUND RENTS and INVESTMENTS.



BROOME PARK (near Canterbury).—To be LET, this fine old Elizabethan MANSION (by Inigo Jones), together with the shooting over 4,100 acres. The House is beautifully situated in a well-timbered park of about 400 acres, and the accommodation comprises six reception rooms, billiard room, 12 bed and dressing rooms, also a spacious gallery. The Residence is in good order throughout. Stabling for eleven; well-timbered gardens and grounds of about 28 acres, inexpensive to maintain; tennis lawn, extensive woodland walks, etc. The shooting, which has been regularly preserved, extends over 4,100 acres, including nearly 1,200 acres of coverts. Hunting with the East Kent Foxhounds. The Property is within one-and-a-half miles of Barham Station, and seven miles from Canterbury.—Particulars of CECIL E. KINGSFORD, Esq., Solicitor, Canterbury; or Messrs. KNIGHT, FRANK & RUTLEY, 9, Conduit Street, W. (1648.)



CHOICE RESIDENTIAL AND SPORTING ESTATE.

1,000, 2,065, or about 3,000 acres.

First-rate Modern Mansion, installed with electric light.

N a picturesque district, and within a mile of a main line station, an hour-and-a-half south of Town.—To be SOLD, a RESIDENTIAL, AGRICULTURAL and SPORTING ESTATE of 2,077 acres, or the Mansion would be sold with about 1,000 or with 2,065 acres. The Mansion, as above, which is thoroughly well-built, and beautifully fitted, is situated on an eminence, in a well-timbered park of 150 acres, and contains outer hall, panelled inner hall 33ft. by 22ft., drawing room, noble dining room, billiard room, etc.; winter garden; about 35 bed and dressing rooms, and three fitted bathrooms. Electric light is installed, and gas laid on. Stabling for twelve horses; and picturesque gardens and grounds, including cricket ground. There is an ornamental lake of several acres in the park. The farms are mostly let to excellent tenants, and the farm-houses are exceptionally picturesque. The buildings on the Estate are in good order throughout. Outgoings small. Personally inspected.—Illustrated particulars and plan can be obtained from the Sole Agents, Messrs. HAMPTON & SONS, 1, Cockspur Street, S.W.; or Messrs. KNIGHT, FRANK & RUTLEY, 9, Conduit Street, W. (892.)



650ft. ABOVE SEA LEVEL.

By AUCTION on June 10th.

FOREST LEA (Crawborough).—This picturesque Country HOUSE will be SOLD, at the Mart, E.C., on June 10th next. Accommodation: hall 12ft. 6in. by 7ft. 6in., drawing room, 21ft. by 16ft., with bay and casements to garden, dining room, study, conservatory, etc., eight bedrooms, two staircases; stabling for twelve; unusually attractive gardens and grounds of about three-and-a-quarter acres. Gas and water laid on.—Further particulars of Messrs. KNIGHT, FRANK & RUTLEY, 9, Conduit Street, London, W.; or of Mr. E. J. CARTER, The Panniles, Tunbridge Wells.

TELEGRAMS:
"GALLERIES, LONDON."

KNIGHT, FRANK AND RUTLEY.

Head Offices: 9, CONDUIT STREET, LONDON, W.

TELEPHONE:
1942 GERRARD.

THE TATTENHAM PARK ESTATE.

45 Minutes of Town.
600ft. above sea level; grand views; bracing air; golf. Station on the Estate.



VIEW FROM THE ESTATE.

LAND AND HOUSES to be LET or SOLD. The Property is surrounded by Banstead and Walton Heaths and Epsom Downs.—Full particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below.

Historical Mansion, and over 4,000 acres of Shooting.

UNDER ONE-AND-A-HALF HOURS OF TOWN.—To be LET, Furnished, a fine old FAMILY MANSION, together with shooting over 4,000 acres, of which about 1,000 acres are coverts.—Further particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below. (312.)



40 Bedrooms, Billiard Room. Stabling for eight. Shooting over 800 acres.

SUSSEX (one-hour-and-a-quarter from Town).—To be LET, handsomely furnished, this picturesque MANSION, occupying a magnificent position, in a well-timbered park, over 600ft. above sea level, and commanding lovely views. The accommodation includes large saloon, billiard room, double drawing room, four other reception rooms, about 40 bed and dressing rooms, and complete offices; stabling for eight, coach-houses, etc. Delightful pleasure grounds, lawns, etc., of sixteen acres, and extensive woodlands affording several miles of beautiful walks. Shooting over 800 acres.—Messrs. KNIGHT, FRANK & RUTLEY, as below. (304.)



One of the best Modern Houses in Surrey. Electric light.

TO BE SOLD, or might be LET, the above well-built RESIDENCE, replete with every imaginable convenience, facing south, and surrounded by 100 acres of parkland, or would be sold with about 40 acres. It is one-and-a-half miles from Leatherhead and Cobham stations, and 45 minutes from Town. Accommodation: entrance hall, noble centre hall 66ft. 4in. by 27ft., opening into beautiful winter garden, fine double drawing room, full-sized billiard room, boudoir, morning room, handsome dining room, 20 or more bed and dressing rooms, three bathrooms, and complete offices; the House is heated by hot water; luxuriously appointed stabling for eleven horses, with Musgrave's fittings; coachman's house, etc.; model farm, gardener's and bailiff's cottages, etc.; the House, stabling, model farm-buildings, and cottages are all installed with electric light; modern drainage; Company's water; tastefully arranged grounds; hunting, shooting, fishing, boating, and golf.—Messrs. KNIGHT, FRANK & RUTLEY, as below. (813.)

STEAM YACHTS.

FOR SALE OR CHARTER.

MESSRS. KNIGHT, FRANK & RUTLEY, at the request of several clients in this country and America, have decided to receive particulars of Steam Yachts of not less than 100 tons for Sale or Charter. Any instructions they receive will be treated in confidence. Yachts will not be advertised unless at owner's desire, and names of vessels for Disposal will be given to principals only.—Particulars of Yachts for Sale or Charter, from 100 to 800 tons, can be had at their head offices, 9, Conduit Street, London, W. Telegrams: "Galleries, London." Telephone 1942 Gerrard.

ILLUSTRATED PROPERTY REGISTER.

MESSRS. KNIGHT, FRANK & RUTLEY'S June 1902 issue of their Register is now published, and will be forwarded, post free, on receipt of three stamps.



FINE OLD MANSION, WITH 4,500 OR 6,500 ACRES SHOOTING.

WILTS (three-and-a-half miles from a station).—To be LET, Furnished, preferably for five or seven years, the above old FAMILY MANSION, situated in a finely-timbered park of about 200 acres. Accommodation: entrance hall, four reception rooms, billiard room, 35 bed and dressing rooms, complete domestic offices, and extensive cellars; stabling for 20 horses, large coach-house, harness room, men's rooms, etc.; laundry, gun room, and store-rooms; beautiful ornamental grounds, two walled kitchen gardens, and glasshouses. Abundant water supply. Shooting over 4,500 acres, and, if required, over an additional 2,000 acres. Personally inspected.—Messrs. KNIGHT, FRANK & RUTLEY, as below.



10 to 20 acres. Billiard Hall. 13 Bedrooms. Company's gas and water.

SURREY (Oxshot).—To be SOLD, or might be LET, the above well-built RESIDENCE, commanding magnificent views, and situated on the borders of a gentleman's park. Three reception rooms, billiard hall, thirteen bedrooms, bathrooms, and first-rate offices. Beautifully-laid-out gardens and grounds, and pasture land of 10 to 20 acres. Modern drainage; Company's gas and water. Hunting, shooting, and fishing in the neighbourhood; magnificent views; station one mile.—Photo., plan and full particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below. Strongly recommended. (762.)

SPORTING ESTATE OF NEARLY 500 ACRES.

To be Sold at once at a low price.

YORKS.—To be SOLD, an ESTATE of nearly 500 acres, with a moderate-size Residence, standing 600ft. above sea level; stabling for seven horses; picturesque grounds. Several small farmsteads. Excellent sporting. Price £11,000.—Details of Messrs. KNIGHT, FRANK & RUTLEY, as below. (870.)

Norman Shaw House. A Great Bargain.

SYDENHAM HILL.—To be SOLD, one of the most perfect HOUSES within an easy drive of London; grand reception hall, panelled in oak, noble suite of reception rooms, winter garden, suites of bed and dressing rooms, etc.; electric light and every imaginable modern convenience. First-rate stabling. Strongly recommended. (786.)



ON THE BANKS OF THE THAMES.

Under one hour of Town. One-and-a-quarter Acres. Three Reception and Eleven Bed and Dressing Rooms. Excellent Stabling. Company's Water. Cottage.

TO BE SOLD, the above choice Freehold Riverside RESIDENCE, standing in beautifully-laid-out grounds with rustic bridge, island, lawn, and boat-house. Accommodation: entrance and inner halls, three reception and eleven bed and dressing rooms, conservatory and fernery; stabling for six; cottage. Fishing in private water. Price, photos, and full details of Messrs. KNIGHT, FRANK & RUTLEY, as below. (1649.)

CHAMPION & BUSBY,

AUCTIONEERS, VALUERS & ESTATE AGENTS,
27, CHARLES STREET, ST. JAMES'S, S.W.
Branch Offices at Reading and Henley-on-Thames.

FURNISHED HOUSES.

For INSPECTED PROPERTIES, see special page.

HENLEY-ON-THAMES.—For particulars of all the available HOUSES in the district for Race Week and Summer months, at rents from 3 guineas to 60 guineas a week, apply as above.



14 GUINEAS A WEEK for the above charming RESIDENCE, situate near the sea coast in Hampshire, containing fourteen bed and dressing rooms, three to four reception rooms; good offices.—Further particulars on application to the above Agents.



WARWICKSHIRE.—The above delightfully situated and well Furnished RESIDENCE, to be LET, for Summer months or by the year at £300 per annum, or Unfurnished on Lease at £250 per annum. The House stands 460ft. above sea level, in a most bracing and healthy position, approached by carriage drive through avenue of very fine lime, cedar, and other trees. The grounds which are extensive and in good order, comprise lovely pleasure garden, rosary, large walled kitchen garden, tennis and croquet lawns, and very productive vineyard, paddock, etc. The accommodation consists of fourteen bedrooms, five large reception rooms, including very fine oak panelled dining room and oak staircase; good offices.—Apply as above.



8 GUINEAS A WEEK (Saxmundham) for the above charming RESIDENCE, standing in its own beautiful grounds of about three acres. The House is situated on high ground, with south aspect, and only three miles from sea, and contains seven bed, dressing rooms, bathroom, two reception rooms, hall fitted as smoke room, conservatory; stabling for three; modern drainage.—Apply as above.



15 GUINEAS A WEEK (Northamptonshire) for the above well Furnished RESIDENCE, standing in about five acres of grounds. It contains twelve bedrooms, two bathrooms, three reception rooms, large hall; stabling for twelve horses or more. Rent, Furnished, for the year £450, or would be SOLD.—Apply as above.

20 GUINEAS A WEEK (Northampton).—An old Tudor RESIDENCE, standing in park and prettily-laid-out grounds, to be LET for Summer months, containing seventeen bedrooms, four reception rooms, billiard room, fine hall, etc.—Apply as above.

CHAMPION & BUSBY,
27, CHARLES STREET, ST. JAMES'S, S.W.

MR. PENNINGTON, F.A.I.,

AUCTIONEER and LAND AGENT,
Railway Stations: RICHMOND, STRAWBERRY HILL & MORTLAKE.
Telephones: Nos. 5, 106 and 112 Richmond.
Illustrated Register Free.

Freehold, £6,500; seven bedrooms, bathroom, billiard room; boathouse; stabling; grounds.



BANKS OF THE THAMES (Hampton Wick).—Delightful RIVERSIDE RESIDENCE on this charming reach of the River Thames. The House which is approached by a carriage drive, through a well-shrubbed garden, contains the following accommodation: seven good bedrooms, fitted bathroom, dining room (20ft. 7in. by 14ft.), drawing room (28ft. 6in. by 13ft. 6in.), lofty billiard room (28ft. by 17ft.), butler's pantry, kitchen, scullery, and usual offices. The stabling is in an enclosed yard, and consists of three stalls, double coach-house, and harness room, with loft, and two living rooms over, etc. The pleasure grounds, which extend to the water-side, are tastefully laid-out in lawns and flower beds, and are well shrubbed and timbered. Capital boathouse, with two rooms over, and rustic verandah, greenhouse, boat shed, etc. For Sale, Freehold, £6,500.—Detailed particulars of Mr. PENNINGTON, as above. (U. 2647.)

FURNISHED.

6 guineas.—Petersham.—Pretty House; large garden. (F. 2210.)
12 guineas.—Ham Common.—Grounds two acres; stabling. (F. 171.)
7 guineas.—Richmond Hill.—Charming villa. (F. 2146.)
8 guineas.—Hampton.—Pretty Bungalow, grounds two acres; stabling. (F. 1356.)
12 guineas.—(River) Richmond.—Old-fashioned House. (F. 1960.)
20 guineas.—Richmond.—Grounds two acres; stabling for six. (F. 2135.)
30 guineas.—Kingston Hill.—Grounds fifteen acres. (F. 885.)
40 guineas.—Middlesex.—Grand old-fashioned Mansion, 36 acres; stabling. (F. 2137.)

RICHMOND BRIDGE.—Furnished handsome detached RESIDENCE, near the river, beautifully appointed, and having twelve bed, bath, billiard, and four reception rooms; tennis. Moderate rental for six or twelve months.—Mr. PENNINGTON, F.A.I., Land Agent, Richmond Station. (F. 2173.)

A BARGAIN.

£3,500 WILL PURCHASE this charmingly-situated RESIDENCE on the banks of the Thames. It has twelve bed and dressing rooms; lovely secluded grounds of about two acres, and stabling.—Detailed particulars of Mr. PENNINGTON, as above. (U. 2777.)

BANKS OF THE THAMES (Richmond).—A charming old-fashioned RESIDENCE, situated in a nice old garden, with lovely views over the river; containing three reception rooms, billiard room, thirteen bed and dressing rooms, and bathroom, offices. To be LET, Furnished, for six months or a year. Rent 17 guineas a week. Highly recommended.—Photograph and detailed particulars of Mr. PENNINGTON, as above. (F. 95.)



BANKS OF THE THAMES (between Teddington and Hampton Wick).—For SALE, Riverside RESIDENCE, in well-laid-out grounds of two-and-a-half acres, with lawn sloping to the river, and flower and kitchen gardens. Standing well above flood level, it contains thirteen bed and dressing rooms, bathroom, four reception rooms, and complete domestic offices. The House is unusually well built and expensively fitted, and is heated and ventilated throughout; excellent stabling for three horses, and men's rooms over; pretty summerhouse, boat house, bathing creek.—Agent, Mr. PENNINGTON, as above. (U. 2605.)

MR. PENNINGTON, F.A.I.,
LAND AGENT and SURVEYOR,
RICHMOND, SURREY.

MR. F. PERKS,

LAND AGENT & SURVEYOR,
13, Waterloo Place, Pall Mall, London, S.W.

BERKSHIRE (near station, one-and-a-quarter hours from London, in a picturesque and most favourite part of the country).—A charming old-fashioned Freehold RESIDENCE to be SOLD at a low price; standing in a finely-timbered park of about 50 acres. It contains large square hall, billiard, three reception, fifteen bedrooms, two fitted bathrooms, etc. There are excellent stables, handsomely-timbered old pleasure grounds with lime avenues, ornamental lake, walled kitchen garden, glasshouses, etc.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W. Inspected and strongly recommended.

PRICE £14,000. COST £40,000.



HEREFORDSHIRE (in the most favourite part of the county, near a station and town, with excellent social and sporting advantages).—To be SOLD, at about one-third its actual cost, the above beautiful Freehold MANSION, occupying a splendid position on high ground, and commanding superb views which defy description. The approach is by a winding carriage drive, with a picturesque lodge at entrance, and it is surrounded by a finely-timbered and undulating park. The accommodation includes a magnificent entrance hall, billiard room, four reception, 20 bedrooms, fitted bathroom, etc. The decorations and fittings are of the most expensive and artistic character. There are very choice pleasure grounds, glasshouses, first-class stables, model farmery, etc.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

SUSSEX AND SURREY (in a most picturesque district, two miles from Faygate Station, and four from Horsham).—The charming old-fashioned Freehold RESIDENCE known as "The Cottage," Rusper, 400ft. above sea level, containing billiard, three reception, seven bedrooms, etc., with stabling, pretty grounds, cottage, and about 350 acres of well-wooded land, divided into four farms, and affording excellent shooting. To be SOLD, Privately, or by Auction, at the Mart, London, on June 18th, as a whole, or divided.—Particulars and plans of Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.



GRAFTON HUNT (in the centre of); near Town and station. — The above exceptionally charming Freehold RESIDENTIAL PROPERTY of nearly 100 acres to be LET, Furnished, for the Summer, or Hunting season, or to be SOLD, all rich grass land and heavily timbered. The Residence is expensively appointed, stands high, and contains large entrance hall, three reception, twelve bedrooms, two fitted bathrooms, etc. There are exceedingly good stables for fifteen or more horses, picturesque pleasure grounds, walled kitchen gardens, several cottages, and farm-buildings; the whole in the most perfect order.—Inspected and strongly recommended by Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

SHROPSHIRE (amidst excellent hunting and society).—A beautiful old Freehold RESIDENCE to be SOLD, a bargain, by Executors, standing amidst finely-timbered grounds and parklands of 44 acres; square hall, three reception, thirteen bedrooms, two bathrooms, etc.; stabling, kennels, farmery, and cottages.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

TO YACHTSMEN AND OTHERS.

ON THE CLYDE.—The above delightful Freehold RESIDENCE to be SOLD, occupying an enviable site amidst finely-timbered parklands of 40 acres which slope down to the Clyde. It is approached by a carriage drive with lodges, and commands most charming views of sea and land. The accommodation comprises four reception, twelve bedrooms, fitted bathroom, etc.; there are beautiful old pleasure grounds; stabling, glasshouses, farmery, etc.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

MR. F. PERKS,
LAND AGENT & SURVEYOR,
13, Waterloo Place, Pall Mall, London, S.W.

TELEPHONE NO.
1938 GERRARD.

OSBORN & MERCER,

28b, ALBEMARLE STREET, PICCADILLY, W.

TELEGRAPHIC ADDRESS
"OVERBID," LONDON.

SHROPSHIRE AND MONTGOMERY (five miles from the county town of Montgomery, and four-and-a-half from Bishop's Castle).—The very valuable and important RESIDENTIAL and SPORTING ESTATE, known as



WELLINGTON HALL, situate in a favourite residential district. It comprises a handsome Gothic MANSION, containing five reception, billiard, and 24 bed and dressing rooms, etc., approached by two long carriage drives, each guarded by a picturesque lodge and surrounded by beautifully wooded grounds and gardens, walled kitchen garden, glasshouses, etc.; handsomely-timbered park of over 100 acres, in which is a large sheet of ornamental water; good stabling for nine horses, etc. The estate also includes several medium-sized farms, all provided with good houses and ample outbuildings, in excellent repair, and in constant occupation, small holdings, cottage property, etc., the whole embracing an area of about 1,923 acres.



intersected by two trout streams and good roads, and representing a rent roll of about £2,000 per annum. First-class shooting, trout fishing, and hunting with the United Pack of Hounds.—Messrs.

OSBORN & MERCER have received instructions to SELL the above valuable Estate by AUCTION, in one or two Lots, at the Mart, Tokenhouse Yard, Bank of England, E.C., on Tuesday, 29th July, 1902, at 2 o'clock precisely.—Particulars, with views, plan, and conditions of Sale may be obtained of Messrs. WITHAL, TROTTER & PATTESON, Solicitors, 64, Victoria Street, Westminster, S.W.; of Messrs. ASHDOWN and ASHDOWN, Chartered Accountants, 56, Gresham Street, E.C.; of Mr. JAMES GRANT, Llanidloes, Montgomeryshire; and, together with orders to view, of the Auctioneers, at their Offices, 28b, Albemarle Street, Piccadilly, London, W.

CHELTENHAM (about three-and-a-half miles from this fashionable health resort, having stations on the G.W. and M.Ry. systems, with first-class services of trains, eight from Gloucester and twelve from Cirencester).—The highly desirable and attractive Freehold RESIDENTIAL PROPERTY, distinguished as **SALTERNEY GRANGE**, situate in the parishes of Leckhampton and Coberry, in the County of Gloucester, and comprising a superior stone-built Residence, occupying a high but well-sheltered position, on dry soil, and commanding most extensive and beautiful views. It is approached by a pretty carriage drive guarded by a substantial lodge, and is surrounded by tastefully-disposed pleasure grounds, adorned with valuable conifers and other trees in great variety, level and sloping lawns, capital well-stocked, partly-walled kitchen garden, conservatory, vineery, and forcing house; excellent stabling for eight horses, coach-house, saddle room, coachman's cottage, etc. Contiguous to the pleasure grounds are park-like pasture lands, and suitably placed upon the Estate are the commodious and well-planned farm-buildings, together with a well-built bailiff's house and twelve cottages, the whole covering an area of about 380 acres of capital pasture and fertile arable in high state of cultivation and suitable proportion, etc. The Estate, for its size, affords very good shooting, and first-class hunting may be obtained within easy reach. For SALE by AUCTION by Messrs.



OSBORN & MERCER, at the Mart, Tokenhouse Yard, Bank of England, E.C., on Tuesday, the 15th day of July, 1902, at 2 o'clock precisely.—Particulars, with views, plan, and conditions of Sale, etc., may be obtained of Messrs. DUOIS and WILLIAMS, Solicitors, 3, Pancras Lane, London, E.C.; and, together with cards to view, of the Auctioneers, at their Offices, 28b, Albemarle Street, Piccadilly, W.

AT A NOMINAL RESERVE TO EFFECT A SALE IN THE AUCTION ROOM.

WARWICKSHIRE (on the borders of Oxfordshire, in the centre of the Warwickshire Hunt, four miles from Kineton, and eight from Banbury).—The charming Freehold RESIDENTIAL PROPERTY, known as "Sun Rising," situate in a most picturesque and healthy district. It comprises a comfortable stone-built Residence, occupying a most delightful and elevated position about 200ft. above the sea level, in inexpensive pleasure gardens, and commanding grand panoramic views. First-class modern stabling for twelve horses, two coach-houses, etc.; kitchen garden, large orchard, glasshouses, etc. Ample and substantial model farm-buildings, which surround a covered yard, also five superior recently-erected cottages, etc. The whole covering an area of about 166 acres, lying compactly together in a ring fence, and consisting chiefly of good pasture land. Hunting five days a week. To be SOLD by AUCTION, by Messrs.

OSBORN & MERCER, at the Mart, Tokenhouse Yard, Bank of England, E.C., on Tuesday, 17th of June, 1902, at 2 o'clock precisely.—Descriptive book particulars may be obtained of Messrs. STOW, PRESTON & LYTTELTON, Solicitors, 35, Lincoln's Inn Fields, W.C., and together with orders to view of the Auctioneers, at their Offices, 28b, Albemarle Street, Piccadilly, London, W.



NORFOLK (close to a station, and within a drive of Sandringham).—To be LET, from the 1st July until middle of October, the above exceedingly comfortable, well furnished Family MANSION, together with sporting over about 1,850 acres (limit 300 brace of partridges and 50 pheasants).—Full particulars on application. Personally inspected. (5287.)

WEST SOMERSET (in the beautifully and increasingly popular stag hunting country, close to station, and about five miles from the sea).—To be SOLD, either as a whole or would be divided, about 170 acres of heathland, having thereon some excellent sites, commanding most delightful and extensive views.—Plans and particulars of Messrs. OSBORN & MERCER, Land Agents, 28b, Albemarle Street, Piccadilly, W.



CHESTER (in an excellent hunting centre, and in the midst of good society, together with 2,700 acres of shooting and coarse fishing in a 70-acre lake).—To be LET, Furnished, for a term of years, the above first-class Family MANSION, seated in a deer park of some 300 acres, and immediately surrounded by extensive and attractive pleasure grounds and gardens; the greater portion of the house and stables are lit by electricity, and it has modern sanitation.—Full particulars from a personal inspection can be had of Messrs. OSBORN and MERCER, 28b, Albemarle Street, Piccadilly, W. (5724.)

FAVOURITE HOLIDAY RESORT.

WAXHAM (Norfolk; within easy reach of the Norfolk Broads and rivers, and also of the town and station of Stalham, on M. & G.N. Joint Railway).—To be LET, at Michaelmas next, the fine old Elizabethan RESIDENCE, known as "Waxham Hall," containing dining, morning, drawing, smoke, and eleven bed and dressing rooms, also large attics on second floor. This old and picturesque Residence is within a few hundred yards of the German Ocean, and is approached by a carriage entrance from the public road. In the courtyard is excellent stabling and range of kennels. There is also convenient paddock with excellent turf. The excellent shooting over the Waxham Hall Estate, comprising about 450 acres, can, if desired, be Let with the Hall, or the Property would be SOLD.—Full particulars, with plans and views, may be obtained of Messrs. OSBORN & MERCER.



YORKSHIRE (North Riding; within easy reach of a good town).—To be SOLD, the above exceedingly handsome Family MANSION, together with either 370 or 28 acres. The Residence occupies a commanding position, with fine views, seated in extensive pleasure grounds beautifully laid out in lawns, terraces, shrubberies, ornamental lakes, etc., and approached by a long carriage drive guarded by a pretty lodge. It contains six reception, billiard, and ample bedroom accommodation; stabling for six horses; modern drainage, and excellent water supply.—Agents, Messrs. OSBORN and MERCER, 28b, Albemarle Street, Piccadilly, W. (10,228.)

TO YACHTSMEN.—For SALE or CHARTER, a magnificent Auxiliary STEAM YACHT, beautifully fitted and replete with every convenience, electric light, etc.; tonnage 360; classed 100 A.T., surveyed last year; 150ft. overall, 145ft. b.p.; compound engines, 60 h.p., speed nine to ten knots. She has two decks, deck cabin, two saloons, seven state-rooms, two bathrooms, etc.; four boats, including a steam launch.—For further particulars, price, etc., apply to 28b, Albemarle Street, Piccadilly, W.



DEVON (one-and-a-half miles from a station, and seven miles from Plymouth, 500ft. above sea, with panoramic views of Dartmoor).—To be LET, Unfurnished, the above excellent Family MANSION, together with 850 acres of shooting.—Full particulars of Messrs. OSBORN & MERCER, 28b, Albemarle Street, W. Personally inspected. (5565.)

MALVERN (about three miles from this fashionable Town).—To be SOLD, or would be LET, either Furnished or Unfurnished on Lease, a delightfully placed Freehold RESIDENCE, together with about eight acres of charming and beautifully-timbered pleasure grounds and gardens. The House, containing four reception, and eleven bed and dressing rooms, etc., occupies a unique position, 650ft. above sea level, on the side of a hill, which rises to a further 400ft., thus affording great shelter; magnificent views; ample stable accommodation; excellent water supply and drainage.—Further particulars of Messrs. OSBORN & MERCER. (3286.)

ABOUT HALF AN HOUR FROM TOWN by an excellent service of trains.—To be LET, for seven or fourteen years, an Unfurnished RESIDENCE, standing in old-fashioned grounds and lands of about seven acres, and containing three good reception, ten bedrooms, bathroom, and the usual offices; hot and cold water laid on; stabling for three horses; gardener's cottage, and a number of useful outbuildings; hunting with three packs.—For rent and full particulars apply to Messrs. OSBORN & MERCER. (5639.)



ABOUT AN HOUR FROM TOWN.—To be LET for a term of years, with the right of shooting over about 3,000 acres, the above exceedingly attractive Furnished Family MANSION, in good substantial decorative and sanitary repair, and lit by gas; delightfully situated on high ground, overlooking the Thames, and surrounded by charming pleasure grounds and a well-wooded park.—Full particulars of this fine Property can be had of Messrs. OSBORN & MERCER, who have a personal knowledge of the same. (5684.)

MAIDENHEAD (near; within two minutes' walk of the River and Boat-house).—To be SOLD, an attractive Modern RESIDENCE, most substantially built in the Georgian style, with an old Sussex stone roof, and containing three reception, billiard, nine bed and dressing rooms, and well-arranged domestic offices; Company's water and gas; soil sand and gravel; walled kitchen garden, lawns, paddock, and stable court, in all about four-and-a-half acres, Freehold. Personally inspected. Also to be LET, on Lease, a pretty semi-detached COTTAGE, with stable and man's rooms. Also a large HOUSE, with good garden, splendid views, near boat-house.—Further particulars on application to Messrs. OSBORN and MERCER, Estate Agents, 28b, Albemarle Street, Piccadilly, W. (10,128.)



MONMOUTHSHIRE and GLOUCESTERSHIRE (borders of).—To be LET, Unfurnished, on Lease, on moderate terms, the above medium-size Family RESIDENCE, in first-class substantial, decorative, and sanitary order, charmingly positioned amidst the delightful scenery of the Wye Valley. The accommodation consists of three reception rooms, a billiard room, eleven bed and dressing rooms, excellent offices, while there is stabling for six horses.—Full particulars from a personal inspection can be obtained of the Agents, Messrs. OSBORN & MERCER, 28b, Albemarle Street, Piccadilly, W. (5701.)

MESSRS. OSBORN & MERCER, Auctioneers, Land and Estate Agents,
28b, ALBEMARLE STREET, LONDON, W.

HAMPTON & SONS.

AUCTIONS of ESTATES and RESIDENCES conducted monthly at the Mart, London, E.C.
VALUATIONS AND SALES of Furniture, Pictures, Farming Stock, Timber, etc.—Auction Offices, 1, Cockspur Street, S.W.

COMMANDING POSITION. FINE SEA VIEWS.



KENT COAST (in grandly wooded grounds, between Sandwich and Ramsgate; close to the Royal St. George's Golf Links).—The valuable Freehold RESIDENTIAL PROPERTY, known as "Cliff's End Hall," overlooking Pegwell Bay; the handsome and well-built Residence, approached from the Minster Road by fine avenue, contains twelve bed and dressing rooms, fitted bathroom, five spacious reception rooms, full-sized billiard room, conservatory, and good domestic offices, including servants' hall, principal and secondary staircases; stabling for seven horses, and man's room; the matured pleasure grounds are adorned with fine old timber and specimen shrubs, wide-spreading lawns, park, orchard, octagonal belvedere tower, and two entrance lodges, in all nearly seventeen acres, with extensive frontages to main roads; gas and water laid on. For SALE by Private Treaty, and if not so disposed of will be SOLD by AUCTION on June 19th.—Particulars of HAMPTON and SONS, 1, Cockspur Street, S.W.

N.B.—The appropriate Furniture could be Purchased by valuation if desired. HAMPTON & SONS, 1, Cockspur Street, S.W.

FAULTLESS ELIZABETHAN MANSION AND 100 ACRES.



LESS THAN HALF COST TO EFFECT
EARLY SALE.—This perfect HOUSE stands in well-timbered park of 100 acres, sloping to the river, and is throughout in the most perfect order; fitted with every modern luxury, including electric light, heating apparatus, and very costly fittings, while the decorations are in perfect taste; very fine suite of entertaining rooms, 20 bed and dressing rooms; faultless stabling, cottages, farmery, etc.—Strongly recommended by the Agents, HAMPTON & SONS, 1, Cockspur Street, S.W.

500FT. ABOVE SEA LEVEL. LOVELY SCENERY.



IMPSFIELD COMMON (on the Surrey Hills, 4½ miles from City or West End by frequent fast trains; 500ft. above sea level, on gravel and sandstone soil, amidst most exquisite scenery, and facing the golf links).—For SALE, a well-appointed RESIDENCE, with all its principal rooms facing South, with magnificent views, and containing square hall, three reception, two bath, and twelve bedrooms, servants' hall, and offices; stabling for three horses, coachman's cottage, and entrance lodge; delightfully shaded gardens, terraced tennis lawns, orchard, kitchen garden, pretty wood, and a paddock, in all about seven-and-a-half acres.—Full particulars and photo. of the Sole Agents, HAMPTON & SONS, 1, Cockspur Street, S.W., who have inspected, and cannot too strongly recommend.

400FT. ABOVE SEA LEVEL



KENT (on the summit of a hill, within a drive of Town, on gravel soil, with perfectly rural surroundings and close to noted golf links).—The exceedingly beautiful PROPERTY, known as "Jackwood," Shooter's Hill, comprising an exceptionally delightful Residence, a perfect specimen of modern Elizabethan architecture, surrounded by singularly beautiful grounds park, and woodland of nearly 45 acres; splendid stabling for five horses, large coach-house, etc.; lovely terraced grounds, with grass walks and shady lawns bordered by parkland and wood, rivalling in beauty anything of the kind within the same distance of Town; splendid kitchen garden, fine orchard, vineyard, peach-house, etc. For SALE (by order of NAT. C. GOODWIN, Esq.), by Private Treaty, and if not so disposed of will be SOLD by AUCTION on July 21st.

N.B.—The beautiful and appropriate Furniture could be Purchased by valuation if required.

ILLUSTRATED LIST of COUNTRY ESTATES and RESIDENCES and SPORTINGS for SALE, and to be LET, published in two parts, post free, three stamps each, viz.: i. Unfurnished Houses and Landed Estates.
ii. Furnished Residences and Shootings.

A MOST PICTURESQUE ESTATE.



HERTFORDSHIRE (Hunsdon; near Ware and Hertford, situate on the high ground, in an extremely beautiful and rural district, three miles from St. Margaret's Station; also Widford and Roydon, five from Ware, and seven from Hertford, within twenty miles of Town, and surrounded by well-known country seats).—The beautifully timbered and picturesque FREE-HOLD RESIDENTIAL ESTATE, known as Bonnington's, near Ware, comprising an old-fashioned residence, containing halls, five reception, billiard, and eighteen bed and dressing rooms, and offices; splendid stabling for fourteen horses, large coach-house, men's rooms, harness-room, etc.; lovely old pleasure grounds with old turf lawns, with yew hedges, wide terrace walk with sloping lawns to the lily ponds, walled kitchen garden with a range of glasshouses, gardener's house, etc.; a grand lake of about seven acres, fed by a trout stream, and bordered by beautiful walks and hanging woods, probably unique in the county of Herts, two boathouses, nobly timbered park, in which is a lovely triple avenue of giant elms, and adorned by majestic oaks and other forest timber; two lodges, the whole extending to about 304 acres of good grazing land, except about 70 acres of woodland, well placed for holding pheasants; good shooting and trout fishing.



THE SQUARE POND AND LAKE, BONNINGTON'S.
For SALE by Private Treaty, and if not so disposed of will be Sold by Auction on July 21st.—Particulars of Messrs. UPTON, ATKIN & CO., 14, Austin Friars, E.C.; and of HAMPTON & SONS, 1, Cockspur Street, S.W.

210C

WIMBLETON.
Occupying almost, if not quite the finest situation in the district. Extensive Views and perfect aspect.



FOR SALE. Freehold, the picturesque old-fashioned RESIDENCE known as "Mount Ararat," with six acres of richly-timbered old grounds, and possessing all the characteristics of a country house, though within an easy drive of Hyde Park.



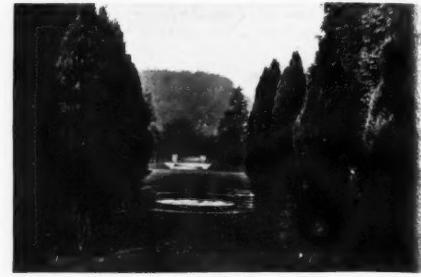
VIEW OF SURREY HILLS FROM HOUSE.
The accommodation includes good attractive hall 20ft. by 15ft., with casements to garden, dining room 27ft. by 21ft., fine drawing room 35ft. by 25ft., with casement to south terrace and glazed entrance to conservatory, noble library 36ft. by 20ft. 6in., communicating by means of wide folding doors, the two apartments forming together a handsome ballroom and billiard room. On the first floor are twelve bedrooms and two dressing rooms, all facing south or west, a studio with north light, bathroom, etc. The domestic offices are spacious, and include kitchen, scullery, two larders, butler's pantry, two menservant's bedrooms, dairy, and servants' hall. The well-built stabling comprises large enclosed yard, six loose boxes, two stalls, three bay coach-house, harness room, and man's room, and loft over.—Agents, HAMPTON & SONS, 1, Cockspur Street, S.W.; and High Street, Wimbledon Common.

TOWN HOUSES.—HAMPTON & SONS are Agents for some of the best Houses, to be SOLD or LET, Furnished, and Unfurnished, in all the fashionable quarters, and will forward a special selection of likely places, on receipt of requirements.

OLD PICTURESQUE GARDENS.



TIGBOURNE COURT. SIDE VIEW OF RESIDENCE.
WITLEY (Surrey; three-quarters of a mile from the Witley Station on the direct Portsmouth Line).—To BE LET, in Lease, TIGBOURNE COURT, a recently-built House, designed by E. L. Lutyens, Esq., in the old Surrey Jacobean style, with an old picturesque garden, adapted by Miss Jekyll, with terrace, pergola, tennis lawn and orchard, coach-house and stable, and two cottages for gardener and coachman, the whole occupying from two to three acres. Gas and water laid on throughout, and portions of the house heated by radiators. The drainage is on the most approved principles, and carried away from the property.



TIGBOURNE COURT. VIEW IN GROUNDS.
The House contains, on the two upper floors, eleven bedrooms, large boxroom, bathroom, three w.c.'s, housemaid's closet and linen room; also handsome drawing room, with music gallery, dining room, opening into a loggia, library, garden room, outer and inner hall, fitted with fireproof strong room, lavatory, servants' apartments, and out-buildings. The House has been in occupation during the past year, but will be vacated in August.—For terms and cards to view apply to HAMPTON & SONS, 1, Cockspur Street, London, where photographic views of the property may be seen.

UPSET PRICE £7,900. COST £4,000.



By Order of the Executors of the late Captain Cecil Boyle.
WIMBLETON.—Fine Family House, three acres, and superb stabling, five minutes' walk from Wimbledon Station.—Freehold RESIDENCE known as "Broghill," St. Mary's Road, containing noble hall, three reception, fourteen bed, dressing, and two bathrooms, usual domestic offices; stabling for ten horses, and grounds about three acres; 1,000 feet frontage to made roads affording valuable sites for other residences; electric light, gas and water mains. For SALE by Auction, on July 8th.—Particulars of Messrs. TROWER, STILL, FREELING, and PARKIN, 5, New Square, Lincoln's Inn, W.C.; and of HAMPTON & SONS, 1, Cockspur Street, S.W., and High Street, Wimbledon Common.

N.B.—The whole of the valuable Furniture and Effects of the Residence will be Sold by Auction on July 10th and 11th.

A BARGAIN IN MIDLANDS.



IN A MIDLAND CATHEDRAL CITY (with capital service of trains from London and Liverpool, and affording hunting with three packs).—To be SOLD, at a very low figure, the above commodious and attractive COUNTRY RESIDENCE, enclosed in very picturesque grounds and paddocks of fourteen acres, heavily timbered, and inexpensive to maintain. There is a lodge entrance and carriage drive, and the House contains hall, four large reception rooms, billiard room, usual offices, laundry, thirteen bed and dressing rooms, bathroom, etc.; gas and water laid on; stabling for five horses; farm buildings, and two cottages, pleasure and kitchen gardens, greenhouses, the whole covering fourteen acres, and forming a most compact and convenient property. Price very moderate.—Apply HAMPTON & SONS, 1, Cockspur Street, S.W.

Offices: 1, COCKSPUR STREET, PALL MALL, S.W.

MESSRS. TROLLOPE,

SURVEYORS AND ESTATE AGENTS,
14, Mount Street, Grosvenor Square, W.
(Telephone No. 2062 Gerrard.)

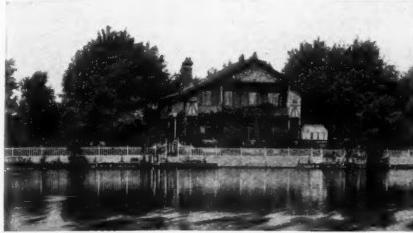
For continuation of Advertisements, see page xiii.

In a notedly healthy district, one-and-a-quarter hours of Town.



ON THE BORDERS OF BUCKS AND BEDS.—The above charming RESIDENCE, to be LET, Furnished, for August and September, situate in exceedingly beautiful grounds, with lovely shady lawns and walks; contains six bedrooms, nursery, bathroom, three reception rooms, offices; stabling for three horses; kitchen garden, and poultry. Rent £8 guineas per week (5 guineas per week would be accepted from an exceptionally good and careful tenant).—Agents, Messrs. TROLLOPE, as above.

PRICE FREEHOLD, £2,400.



ON THE THAMES (overlooking a very favourite reach, and only 40 minutes from Town).—For SALE, the above attractive RIVERSIDE RESIDENCE; six bed and dressing rooms, bathroom, three sitting rooms; capital offices; nice garden; all in perfect order.—Messrs. TROLLOPE, as above.

6,500 ACRES of capital SHOOTING to be LET, for three years or longer, with a splendid Residence containing ten bedrooms, two baths, three reception rooms, offices; stabling with three rooms over, etc.; one-and-a-half miles of fishing included.—Agents, Messrs. TROLLOPE, as above.

70 GUINEAS for the Ascot Race Week.—A charming old-fashioned RESIDENCE, only ten minutes' walk from a station, and about two-and-a-half miles from the Grand Stand; contains five bedrooms, bath-dressing room, four reception rooms, good offices, fine full-sized billiard room; exceedingly pretty grounds, with splendid croquet and tennis lawns, kitchen gardens, etc.; stabling for two horses. Occupies a beautiful open position, and commands lovely views. Rent includes excellent cook, house-parlour maid, garden produce, eggs, milk, and gas.—Inspected and strongly recommended by the Sole Agents, Messrs. TROLLOPE, as above.

IN THE NOTEDLY BEAUTIFUL DISTRICT OF HASLEMERE.



TO BE LET, Furnished, for the Summer or until March, 1903, the above charming RESIDENCE, standing in lovely grounds and woodlands of about 20 acres. It occupies a grand position some 800ft. above sea level, and contains four large reception rooms, twelve bed and dressing rooms, bathroom, and capital offices; stabling; range of glass. Good water supply.—Rent and further particulars from the Agents, Messrs. TROLLOPE, as above.

4,173 ACRES of SHOOTING over Lord Zouche's Parham Estate, Pulborough. Included is the 400-acre park, and about 450 acres of plantations outside the park. Game bags for the last three years: pheasants, 599, 900, 950; partridges, 150, 203, 164; hares, 21, 18, 23; rabbits, 1713, 2688, 1120; woodcock, 6, 6; wild duck, 4, 2, 3. Fishing in two lakes, one affording sport with pike and perch, and the other with tench and carp. To be LET for two years.—Terms and orders to view from the Sole Agents, Messrs. TROLLOPE, as above.

SPLENDID POSITION for a CITY GENTLEMAN (half an hour's railway journey on the G.E.R.).—Very attractive RESIDENCE, well Furnished, and fitted with the electric light; contains thirteen bedrooms, bathroom, three reception rooms, beautiful hall and fine full-sized billiard room, good offices; stabling for nine horses or more; exceedingly pretty grounds, and pleasurable use of about 70 acres of grassland; furnished for Summer or year. Inspected and recommended.—Agents, Messrs. TROLLOPE, as above.

MESSRS. TROLLOPE'S REGISTERS for JUNE can be had upon application. No. 1 contains particulars of the principal Estates and Country Residences now in the market, to be SOLD and LET. No. 2 contains a large List of Furnished Mansions and Residences, Shootings, Fishings, etc.

MESSRS. TROLLOPE,
SURVEYORS AND ESTATE AGENTS,
14, Mount Street, Grosvenor Square, W.
(Telephone No. 2062 Gerrard.)

And at 7, Hobart Place, Eaton Square, S.W.; West Halkin Street, Belgrave Square, S.W.; and 5, Victoria Street, Westminster, S.W.

MESSRS. MILLAR, SON & CO.,

46, PALL MALL, LONDON, S.W.
Established 1803. Telephone No. 3672 Gerrard.

HAMPSHIRE (near Whitchurch, and under two hours of Town).—Messrs.

MILLAR, SON & CO. are instructed to SELL by AUCTION at an early date the charming Pleasure and SPORTING ESTATE known as "Ebury Grange," Whitchurch, comprising a capital Family RESIDENCE, containing seven bed, dining, drawing, and housekeeper's rooms, and usual offices; stabling and gardens, together with 600 acres of land in a high state of cultivation, interspersed with valuable woodlands; complete sets of farm-buildings, with bailiff's house, ten cottages, and extensive sheds, barns, etc. The Property is noted for its sporting; hunting may be had with several packs of hounds, and there is excellent fishing in the Test.—Full particulars and plans, in course of preparation, may be had from Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

— HORSHAM (NEAR).



THE above COUNTRY HOUSE and fourteen acres, price £2,750 only; twelve bed and dressing rooms, four reception; stabling, cottage; pleasure and kitchen gardens and park-like meadows; 23 acres of additional land can be had if desired. In a charming district, two miles from a station.—Full particulars of Messrs. MILLAR, SON & CO., as above.

WILTS (near Chippenham).—Old Georgian MANSION to be LET, Unfurnished. Rent £300. Charming and healthy district, centre of Beaufort Hunt; fourteen bed and dressing rooms, four reception, billiard room; stabling; pleasure and kitchen gardens, farmery and paddocks; easy reach of station, two-and-a-half hours from Town main G.W.R.—Full particulars at 46, Pall Mall, S.W.

MOST BEAUTIFUL PART OF SUSSEX (between Hastings and Tunbridge Wells).—To be SOLD, a picturesque old-fashioned RESIDENCE; very high situation, with magnificent views; eight acres of charming grounds and pasture land; easy reach of station; stabling, coachman's rooms. Price £4,000. Cottage and extra land if desired. Recommended.—Full particulars of Messrs. MILLAR, SON & CO., as above.

YORKS AND LANCS BORDERS (in a lovely district amongst the Fells, and within easy reach of the great northern industrial towns).—A valuable RESIDENTIAL and SPORTING ESTATE of about 1,500 acres for SALE, affording first-class all-round shooting, including grouse, together with a lucrative landed investment, medium-sized Country House; inexpensive grounds; stabling; farms all let. Amidst splendid scenery.—Further particulars at 46, Pall Mall, S.W.

NAVAL REVIEW AND SOLENT REGATTA.—Attractive stone-built MANSION between Ryde and Cowes, with a magnificent view of the Naval Review, to be LET, Furnished, for the Review week, Summer months, or by the year, at a very moderate rent; four reception, billiard, 20 bed and dressing rooms; stabling, and exquisitely laid out grounds.—Full particulars of Messrs. MILLAR, SON & CO., as above.

SUSSEX.

QUAINT OLD WINCHELSEA.—The above charming RESIDENCE, beautifully situated in this favourite district, near good golf, to be SOLD. Price £3,500. Stabling for three; pleasure and kitchen gardens, glasshouses; modern cottage; nine bed, four large reception. A mile from station and sea.—Full details at 46, Pall Mall, S.W.

PHENOMENAL ESTATE BARGAIN (Berks and Wilts borders).—Compact little ESTATE of 300 acres, £5,000 only. Bijou Country House; six bed, three reception rooms; excellent society; good gardens; one-and-a-half miles from a station, high and healthy situation. Recommended.—Full particulars as above.

BUCKS (close to Burnham Beeches).—Very picturesque Freehold RESIDENCE, on high ground and near golf links; gravel and chalk soil; lovely old grounds of three-and-a-half acres; long carriage drive; eight bedrooms, bath, three reception, conservatory; stabling for three; tennis lawn, kitchen garden, orchard and paddock. Excellent society; good hunting. Recommended.—Particulars as above.

WINDSOR (near, and within easy drive of Ascot).—To be LET, well Furnished, at once, a very charming RESIDENCE, standing high, with beautifully timbered grounds, and containing seven or eight bedrooms, bath, lounge hall, three reception rooms, and servants' hall; capital stabling.—Photo. and full details, as above.

WINCHESTER DISTRICT (high, on gravel).—Freehold HOUSE, surrounded by park-like grounds of 40 acres, for SALE (or with less land); thirteen bed, two baths, four reception; excellent stabling, cottage; inexpensive but delightful pleasure grounds. Golf, hunting, and fishing. Strongly recommended.—Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

MESSRS. MILLAR, SON & CO.,
46, PALL MALL, LONDON, S.W.
Established 1803. Telephone No. 3672 Gerrard.

MESSRS. JOHN D. WOOD & CO.,

AUCTIONEERS AND ESTATE AGENTS,
6, Mount Street, Grosvenor Square, London, W.
Telegrams: "Wood, Agents, London." Telephone 2042 Gerrard

For Continuation of Advertisements, see p. xx.

MESSRS. JOHN D. WOOD & CO.'S Illustrated REGISTER OF COUNTRY PROPERTIES contains a large selection of Residential and Sporting Estates, Furnished and Unfurnished Residences, Shootings, and Hunting Boxes. Copies free on application, or to any address for six stamps.—Offices, 6, Mount Street, London, W.

WEST-END HOUSES.—Messrs. JOHN D. WOOD & CO. can offer good, modern, well-fitted MANSIONS and RESIDENCES in all the fashionable positions.—Offices, 6, Mount Street, London, W.

HANTS.—"Hall Place," Ropley (one mile from the H.H. Kennels), a comfortable old-fashioned Residence, having six or seven bed, three sitting rooms; model stabling, farmery, gardens and land, in all about fifteen acres.—Messrs. JOHN D. WOOD & CO. beg to announce that this Property was NOT SOLD at the Auction, and may now be treated for privately.—Offices, 6, Mount Street, W.



SUSSEX (Franklands, Burgess Hill, half-a-mile from station, in this most favoured rural position on the Keymer Road, in this lovely high-lying and healthy district).—This very beautifully disposed Property of 73 acres, comprising a spacious and comfortable Family RESIDENCE, surrounded by beautifully matured gardens, and approached by a long wood carriage drive from entrance lodge. It occupies a splendidly-chosen high position, overlooking its finely-timbered and sloping park lands, the views extending over beautifully diversified and expansive country to the South Downs. It contains square halls, morning room, fine lofty dining and drawing rooms, billiard room, good offices, and some 21 bed and dressing rooms, bathrooms, etc.; stabling for six horses, two cottages, buildings, etc. The ornamental grounds are of the most delightful description, being luxuriantly planted with ornamental trees and comprising well-kept tennis and croquet lawns, screened with a wealth of mixed shrubberies while large oak and other forest trees lend their shade to pretty flower gardens, etc., the prospects from various points being very fine. The valuable enclosures of old pasture of park-like description, with plantations and a little woodland, and a superior modern brick and tiled bailiff's or small farmhouse, at present let on yearly tenancy, with a small holding of land, comprise an area of over 60 acres. Lot 2: Four high-lying and very valuable enclosures of pasture and woodland, comprising over twelve acres adjoining the above, with bold slopes to the south, commanding magnificent panoramic views, and affording a beautiful site for the erection of a gentleman's residence of a good class, which Messrs.

JOHN D. WOOD & CO. will SELL by AUCTION at the Mart, Tokenhouse Yard, E.C., on Friday, July 4th, at 2 p.m. precisely, as a whole or in two lots, unless previously disposed of.—Particulars and conditions of Sale may be obtained at the Mart; of Messrs. BUDD, BRODIE HART & FINCH, Solicitors, 33, Bedford Row, W.C.; and of the Auctioneers, 6, Mount Street, London, W.

PRELIMINARY.



HUNTINGDON (Paxton Hill, St. Neots; a little over two miles from town and station on main G.N.R., with express service to London in 75 minutes).—This grandly-positioned RESIDENTIAL PROPERTY of 46 acres, comprising a very comfortable Family Residence, situate on a commanding summit of a hill, surrounded by very lovely old gardens and forest timber, with parklands sloping away to the south, opening up magnificent panoramic views on all sides, with the river Ouse winding away in the distance. The House contains square hall, four reception rooms, excellent offices, bed and dressing rooms; stabling for seven, complete farmery, two capital cottages, entrance lodge, etc. Hunting, polo, golf, fishing and boating, all close at hand.

MESSRS. JOHN D. WOOD & CO. will SELL the above by AUCTION at the Mart, Tokenhouse Yard, E.C., on Tuesday, July 22nd, 1902, at 2 p.m. Particulars in preparation.—Offices, 6, Mount Street, London, W.

PRELIMINARY.

KINGSFOLD PLACE, WARNHAM (Sussex; in the beautiful high-lying district between Dorking and Horsham, within two miles of two stations, and only three-and-a-half miles from Horsham station on the main Portsmouth line, with express service of trains to London in about an hour).—A compact RESIDENTIAL and SPORTING ESTATE of 380 acres of prettily disposed park-like pasture and woodlands, with a picturesque modern gabled Residence of moderate size, having old gardens and pleasure grounds surrounding, and overlooking its own park-like lands sloping away to the south and east, and rising again beyond, over which extensive and beautiful views are obtained. The property includes also a capital bailiff's house, home farmstead and buildings, and another farmstead and buildings, the whole of which are conveniently arranged and in good order.—Messrs.

JOHN D. WOOD & CO. will offer the above singularly attractive Freehold Property for SALE by AUCTION at the Mart, Tokenhouse Yard, E.C., on Tuesday, July 22nd, 1902, at 2 p.m.—Particulars in preparation, and may be obtained of Messrs. PEARLESS & SON, Solicitors, East Grinstead, and of the Auctioneers, 6, Mount Street, London, W.

MESSRS. JOHN D. WOOD & CO.,
AUCTIONEERS AND ESTATE AGENTS,
6, Mount Street, Grosvenor Square, London, W.
Telegrams: "Wood, Agents, London." Telephone 2042 Gerrard

LAND AGENTS,
VALUERS, Etc.

MESSRS. MABBETT & EDGE,
127, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.
Telephone 2795 Gerrard.

HOUSE AND ESTATE
AGENTS,
AUCTIONEERS.



BANKS OF THE THAMES.

To BE LET, Furnished, for the Summer months, a charming HOUSE on the River, with beautiful gardens, boat-house, and lawns sloping to river; meadow, stables, etc. Delightfully rural surroundings, only three-quarters of an hour from London and a drive of Windsor, Epsom, Sandown. Rent low.—Apply to MABBETT & EDGE, as above. P.S., or the Property would be Let Unfurnished on Lease, or Sold. (8018 v.)

FINE old Family MANSION of a spacious character, in nearly 300 acres of land, high up, on gravel soil; on main line, within very easy reach of London, for SALE; 25 bedrooms, six reception rooms; eight stalls; nobly-timbered park and grounds of a most delightful and charming character. Hunting two packs. Excellent society. Low price.—Apply MABBETT & EDGE, as above. (8785 v.)

SALMON AND TROUT FISHING and 1,750 acres of shooting, also a venerable MANSION, in seventeen acres of grounds, on the banks of a renowned tidal river, to be LET; seventeen bedrooms; ample stabling; express train service to London; S.W. county.—Apply MABBETT & EDGE, as above. (9083 v.)



WINDSOR PARK (within a few minutes' walk of, 180ft. above and about one mile from the Thames, four miles from Windsor, and within a quarter-of-an-hour's drive of a station, with 40 minutes' train service to London).—Messrs. MABBETT & EDGE are instructed to SELL, by Private Treaty, a singularly choice Freehold RESIDENTIAL PROPERTY of about fifteen acres, comprising a medium-sized old-fashioned MANSION as above, fitted with every modern convenience, and containing fine entrance hall, suite of handsome reception rooms, noble conservatory, seventeen bed and dressing and two bathrooms, full-sized billiard room, and excellent offices. Drainage on most modern principles. Gas laid on, house wired for electric light. Water pumped by engine. Mansion heated by hot water pipes. First-class stabling for eight, three cottages, laundry, entrance lodge, and other outbuildings. Finely-timbered old grounds with three tennis courts, herbaceous garden, walled kitchen garden, with glasshouses, and park-like meadow land. Immediate possession.—Recommended by MABBETT & EDGE, as above. (8893 v.)

AYLESBURY DISTRICT.—For SALE, a very attractive RESIDENTIAL and SPORTING ESTATE of nearly 700 acres, with picturesque moderate-sized RESIDENCE; stabling, pleasure grounds, etc. The Property is let, and produces a net income of nearly £1,000 a year, and a return of about 4½ per cent. is shown on the price that will now be accepted.—Full details from a personal inspection can be had of Messrs. MABBETT & EDGE, as above. (8908 w.)

BUCKS (on G.C.Ry., one hour from Town, with 1,200 acres first-class shooting).—To be LET, Furnished, on Lease, a fine stone-built medium-sized MANSION, in a nobly-timbered park, unique position, near golf links, and excellent hunting.—Apply MABBETT & EDGE, as above. (9044 v.)



HERTS.—For SALE, an exceptional RESIDENTIAL ESTATE of about 150 acres, with a spacious Residence, as above, in pretty ornamental grounds and park with two entrance lodges, productive kitchen gardens, first-class stabling, model farmery, two cottages, and all the adjuncts of a gentleman's country estate of the highest class. Trout fishing for a mile-and-a-half in stream running through Estate. Fast train service to Town in 35 minutes, main line.—Messrs. MABBETT & EDGE, as above, who have personally inspected it, can thoroughly recommend it as being an exceptionally choice Estate. (9000 v.)

5,000 ACRES.
A SPORTING DOMAIN of exceptional character, with a very fine Mansion and Shooting (2,000 partridges, 1,250 pheasants). Trout fishing, 30 bed and dressing rooms, noble suite of reception rooms; splendid stabling, 20 farms, all Let. Rent roll nearly £5,000 per annum. Pays nearly 40 per cent. London and North easy reach.—Apply MABBETT & EDGE, as above. (8889 v.)

500-ACRE RESIDENTIAL ESTATE, in Somerset, set to be SOLD, most convenient and beautiful situation, with old-fashioned House, containing fourteen bedrooms, with suitable stabling, and standing in lovely old grounds. The lands are nearly all grass, and there are suitable homesteads. Good rent roll. This is an exceptional property in an exceptional situation.—Apply MABBETT & EDGE, as above. (6396 c.)

HARDWICK HALL (Monk Hesleden, Durham).—A unique and very valuable Freehold ESTATE, extending to about 682 acres, having upwards of a mile of frontage to the sea, and traversed by dunes of singular beauty.



The hall, as above, is a square old-fashioned Mansion, standing high, but sheltered, and commanding view of the sea. The stabling, outbuildings, gardens, and grounds are suitable to its size and character. In another part of the Property is a substantially-built Residence of much the same size, now occupied and extensively patronised as a private hotel. There are also two farm-houses and homesteads, and several cottages. The whole produces a rental of £781 per annum, and the outgoings are very moderate. Very good shooting. An important fact is that the new Durham Coast section of the N.E.R. runs through the Estate, and will have stations close to both the northern and southern boundaries of the Property; this railway will be open for traffic next year; at present there are existing stations distant a half and one mile respectively.—Messrs.

MABBETT & EDGE will SELL the above ESTATE by AUCTION, at the Grand Hotel, West Hartlepool, on June 19th, 1902, at 3 for 4 o'clock, precisely, unless previously SOLD by Private Treaty.—When ready, particulars, with plans and conditions of Sale, can be had of Messrs. BROOMHEAD, WIGHTMAN & MOORE, Solicitors, Bank Chambers, George Street, Sheffield; and of the Auctioneers, 127, Mount Street, Grosvenor Square, London, W. Telephone No. 2,795 Gerrard.

HEREFORDSHIRE.—To be SOLD, an attractive Freehold RESIDENTIAL and SPORTING ESTATE of about 1,300 acres; close to a local station, and a drive from Leominster; within easy access to Manchester, Birmingham, and London. There is a moderate-sized Residence, ample stabling, and attractive grounds; the land is chiefly pasture, and is divided into farms, all let, with one exception, and producing a good rent roll; hunting with several packs.—Apply MABBETT & EDGE, as above. (9016 c.)

A REGAL MANSION AND ESTATE of 2,000 acres, nearly all grass, and most conveniently situated in regard to London. It stands in a grandly-timbered park of about 1,000 acres, with imposing avenue approaches of great length, and its accommodation—over a hundred bed and dressing rooms—fits it for an establishment of the highest order. The purchase of this Property can be treated for privately on application to the owner's Agents, Messrs. MABBETT & EDGE, as above. (9032 c.)



MATLOCK (half-a-mile from two stations).—This most delightfully-placed RESIDENCE, in some of the most beautiful scenery in England, can be had for the Summer months. It is well furnished, has fourteen bedrooms, bath, three reception rooms, servants' hall, housekeeper's room; grounds of a charming character, two-and-a-half acres in all. Rent only 10 guineas a week.—Apply MABBETT & EDGE, as above. (6418 c.)

TO BE SOLD OR LET, FURNISHED, FOR THE SUMMER.



DEVONSHIRE COAST, but not in an environs part, being in a very bracing situation, with the House 150ft. above, and as will be seen from the accompanying view, overlooking the sea.—A beautiful MARINE ESTATE of 720 acres to be SOLD. The moderate-sized Mansion occupies a most delightful situation, of which the photograph hardly gives an adequate idea. It is most luxuriously fitted, and contains very fine panelled hall, three well-proportioned reception rooms, nine good bedrooms, bathroom, and every convenience, the house being easily capable of enlargement. The outbuildings are proportionate in size to the house, whilst the gardens, grounds and immediate surroundings, are of quite exceptional beauty. The details forming the rest of the Estate, and making up in its entirety one of the most complete and enjoyable Residential Properties of moderate size in the West of England, consists of three farms, a commodious hotel overlooking the sea, and several small holdings, cottages, etc.; the rentals produced being about £1,000 per annum, with only moderate outgoings. The lands are about equally divided between arable and pasture, and there are about 62 acres of woods, which harbour a quantity of game of all kinds, including red deer; whilst additional sport is afforded in the shape of fishing in a trout stream, which intersects the Estate. The Agents know the property personally, and so complete and desirable a one is it, in every way, that they have no hesitation in most strongly recommending it, more especially as the price asked is only a moderate one. The House, gardens, grounds, etc., would be LET Furnished for the Summer months.—Apply to MABBETT & EDGE, as above. (8947 c.)

CHESHAM DISTRICT (650ft. above sea level, on gravel).—To be SOLD, a small RESIDENTIAL PROPERTY of nearly 40 acres, comprising a modern House, containing fine entrance hall, 40ft. by 22ft., usual reception, ten bed and bathrooms; stabling and cottages. It is seldom a chance occurs of acquiring a Property of this character in this much-sought locality.—Agents, MABBETT & EDGE, as above. (9043 w.)

£1,300 (in Glos., near station).—Charming old HOUSE, and grounds of one-and-a-quarter acres; three good reception rooms, billiard, and nine bedrooms, bath, etc.; stabling for five; more land adjoining can be had.—Personally inspected by MABBETT & EDGE, as above. (6261.)



SURREY AND SUSSEX BORDERS (only one hour from Town, in a most delightful situation).—This most attractive RESIDENCE in beautiful grounds of 22 acres, for immediate SALE. It has thirteen bed and dressing rooms, billiard rooms, a noble suite of reception rooms; four stalls. The grounds are well laid out with terrace walls, ornamental water, two orchards, and kitchen gardens; good hunting with three packs. To City men this Property is the very thing, if he desires hunting and yet wishes to be near Town, although in the country.—Full details of Messrs. MABBETT & EDGE, as above.

GARVEY & GOOK,
AUCTIONEERS AND ESTATE AGENTS,
19, Regent Street, Piccadilly Circus, S.W.
Illustrated Register free by post for three stamps.



BERKS (on high ground, a short drive from the river, with views extending to Windsor Castle).—To be LET, on lease, a particularly attractive old COUNTRY SEAT, in a magnificently-timbered park of 50 acres, with adjoining woods and land, in all upwards of 200 acres. The Mansion dates from the early part of the XVIIIth century, and contains about seventeen bed and dressing, bath, and four reception rooms, with large hall, etc. There are two drives, each with lodge; stabling over the Estate. The farm lands would readily let if not required. A Lease of the whole can be secured on moderate terms.—**GARVEY & GOOK**, 19, Regent Street, S.W.

BUCKS (in favourite neighbourhood, a drive from Uxbridge, Slough, and Windsor; easy to London, but clear of all suburban associations).—For SALE, old-fashioned (modernised) COUNTRY HOUSE and six acres of park-like grounds and grass land, standing high on gravel, with fine views over a pretty well-wooded district; contains seven bedrooms (one very large), bathroom, capital hall, with massive staircase, excellent drawing and dining rooms, two other sitting rooms, servants' hall, pantry, etc.; stabling for three, with man's rooms.—Particulars of this, and other similar places in the County, of **GARVEY & GOOK**, 19, Regent Street, S.W.



HAMPSHIRE (near the Solent and New Forest, in an excellent position for yachting).—For SALE, a fine ESTATE of 120 acres, including a lovely small park with magnificent timber; exceptionally charming old grounds and avenues. The picturesque moderate-sized Residence is beautifully situated on high ground, sheltered and secluded, looking over the sea, and contains about a dozen bedrooms, but it is readily capable of enlargement. First-class stabling, cottages, lodges, and glasshouses. Farm-house and buildings let off with the greater part of the land. New drainage; excellent water; gravel subsoil. Price £12,000.—Inspected and recommended by **GARVEY & GOOK**, 19, Regent Street, S.W.

HERTS (near N.W. Ry. main line station).—For SALE, for £4,500, a choice PROPERTY of five acres, the House upon which cost nearly twice that sum to build. It contains ten bed and dressing rooms, besides rooms for photography, smoking, etc., bathroom, drawing room (28ft. 6in. by 16ft.), all very lofty, and capital offices; stabling for four; shady well-timbered grounds, kitchen garden of three-quarters of an acre, conservatory, and paddocks.—**GARVEY & GOOK**, 19, Regent Street, S.W.



ISLE OF WIGHT (overlooking the English Channel; one of the cheapest and best moderate-sized places in the Island).—To be SOLD, for £4,000, particularly suitable for an invalid. The picturesque House is charmingly placed in three acres of finely-timbered and secluded grounds, sheltered from the north and open to the south, with numerous nooks, shady in summer, and catching all the sun in winter; a series of interesting caves, winding walks along the face of the cliff, etc.; eleven bed and dressing rooms, bathroom, fine stone staircase and gallery, three carpeted reception rooms opening to verandah, etc.; gas and water; stabling for three.—Photos, etc., of **GARVEY & GOOK**, 19, Regent Street, S.W.

HAMPSHIRE (within a short distance of the New Forest, Southampton, and the Solent, and close to golf links).—For SALE, a good moderate-sized COUNTRY HOUSE, with first-rate stabling, coachman's cottage, and upwards of three acres of well-timbered and carefully-tended gardens and paddock; the whole in excellent order, about £2,000 having been spent lately in improvements. The Residence is of attractive elevation, and is very nicely placed, high on gravel, near good town and station; eight or nine bed and dressing rooms and three reception rooms; good hunting and sporting neighbourhood; Test fishing about two miles; R.C. church within two miles.—Inspected by **GARVEY & GOOK**, 19, Regent Street, S.W.

GARVEY & GOOK,
AUCTIONEERS & ESTATE AGENTS,
19, Regent Street, Piccadilly Circus, London, S.W.

MESSRS. GILLOW & CO.,
AUCTIONEERS, SURVEYORS & ESTATE AGENTS.
Offices: 48, DUKE STREET, MANCHESTER SQUARE, W.
and 406, OXFORD STREET, W.
Telephone No. 30 Paddington. Telegrams, "Gillows, London." Established Two Centuries.



DEVONSHIRE (within three miles of Torquay, and close to church, post and telegraph office, situate on high ground, and commanding magnificent views of the surrounding country).—To be SOLD or LET, on Lease, Unfurnished or Furnished, the above picturesque RESIDENCE, approached by a long carriage drive with a splendid avenue of trees and lodge at entrance; contains eleven bedrooms and three reception rooms; stabling for six; well-timbered grounds of twelve-and-a-half acres, consisting of broad terrace walks, tennis, croquet, and other lawns; prolific kitchen garden, orchard, paddock, and meadow land, etc. The House is in perfect repair, a considerable sum of money having been recently spent by the owner on decorations and improvements. Price for 50 years' Lease, premium £4,000; ground rent, £68 per annum. Furnished, £25 guineas a week, or would be Let Unfurnished.—**GILLOW & CO.**, as above. (11,378.)

WESTMORELAND (commanding views of the Lake mountains, one mile of church and one-and-a-half miles of station).—To be LET, Furnished, for the Summer months, a lady's RESIDENCE, standing in five acres of well-kept grounds, containing three reception, eleven bedrooms; stabling if required. Rent 10 guineas a week. Would be Let, Furnished, by the year.—**GILLOW & CO.**, as above. (11,098.)



£8,000 (Yorkshire; three minutes from station).—To be SOLD or LET, the above handsome Freehold RESIDENCE, commanding charming sea views, in pretty grounds, including tennis court, two vineries, peach-house, conservatory, four reception, twelve bed and dressing rooms, two bathrooms; stabling for three.—**GILLOW & CO.**, as above. (11,189.)

SURREY (within half-a-mile of station and village).—To be SOLD or LET, Unfurnished, an attractive modern RESIDENCE (red brick, partly tiled and half timbered), containing three reception, and billiard, eleven bed and dressing; stabling if required; grounds about three acres; more could be had. Price £4,000; rent £200.—**GILLOW & CO.**, as above.

KENT (in a most salubrious part, near Tunbridge Wells).—To be SOLD or LET on Lease, an historic and attractive MANSION, approached by two drives, standing 450ft. above sea level and commanding extensive views; five acres of fine old grounds; the House contains four reception, billiard, sixteen bed and dressing rooms; stabling for seven, with rooms over, outhouses, piggerys, cowsheds, etc.—Price and further particulars, etc., of **GILLOW & CO.**, as above. (11,372.)



SHROPSHIRE (close to a first-class town).—To be SOLD or LET, Unfurnished, the above handsome RESIDENCE, built in the Elizabethan style, standing in well-kept grounds and paddocks of twelve-and-a-half acres, and containing fifteen bedrooms, four reception; stabling, etc.; heated throughout with hot water pipes. Gas and electric light. Hunting with five packs. Price £6,000. Rent, Unfurnished, £230, or would be LET, Furnished.—Apply to **GILLOW & CO.**, as above. (11,284.)

KENT (in the heart of Dickens' Land).—To be SOLD, a charming HOUSE, standing 300ft. above sea level, close to a station, from which London is reached under an hour. The House contains three reception, five bedrooms, etc.; prettily laid out flower garden, tennis lawn, etc., and about six acres of meadow, and a valuable frontage to the main road. Price £3,000.—**GILLOW & CO.**, as above.

MESSRS. GILLOW & CO.,
AUCTIONEERS, VALUERS & ESTATE AGENTS.
Offices: 48, DUKE STREET, MANCHESTER SQUARE, W.
and 406, OXFORD STREET, W.

J. A. LUMLEY, NEWTON & DOWELL,
"LUMLEY HOUSE,"
34, St. James's Street, S.W.

ENGLISH, SCOTTISH AND IRISH AGENTS.
DEER FORESTS. GROUSE MOORS.
Proprietors of "Norwegian Anglings and other Sportings."

MORTGAGES OBTAINED FROM £1,000 TO ANY AMOUNT.

CORONATION PROCESSION ROOMS.

WINDOWS.

SEATS.
Agents for Dr. H. S. Lunn's Naval Review Cruise. Seats may be obtained of

J. A. LUMLEY, NEWTON & DOWELL,
"LUMLEY HOUSE," as above.

WINDSOR (near the river).—To be LET, Furnished, for the Summer months, a prettily-situated HOUSE, with nice garden, and being within easy reach of the river and station, and overlooking the park. It contains dining room, drawing room, six bedrooms, dressing room, bathroom, and good domestic offices. Rent only 6 guineas per week.—Further particulars of **J. A. LUMLEY, NEWTON & DOWELL**, as above.



BEAUTIFULLY FURNISHED FOR GOODWOOD.

Also for August and September.

CHICHESTER (Sussex; one-and-a-half miles from Bosham Station, four from Chichester, and about five miles from Race-course).—To be LET, for Goodwood week and for August and September, the beautifully Furnished RESIDENCE, standing in well-timbered park of about 60 acres, and tastefully laid out in well-shrubbed grounds, consisting of lawns, flower and kitchen gardens, ornamental lakes, etc. The House stands high, with verandah in front, is approached by a carriage drive, and contains large square hall, fitted as lounge, dining and drawing rooms, leading to lawns, library and boudoir, three double-bedded rooms, three dressing rooms (two with beds), two bachelors' rooms, three maid's rooms, and accommodation for menservants, extra servants' rooms can be had in the cottages; bathroom (fitted with h. and c.), and well-arranged domestic offices. Plate and linen can be left for Goodwood week. Excellent water supply and perfect drainage. Stabling for three or four horses, coach-houses, etc.—Personally inspected and strongly recommended by **J. A. LUMLEY, NEWTON & DOWELL**, as above.

EXCELLENT HUNTING AND SHOOTING.

WITHIN TWO-AND-A-HALF HOURS OF TOWN.—To be LET, Furnished, SPORTING RESIDENCE; three reception, ten bedrooms, bathroom, usual offices; stabling for six horses; good grounds, 4,000 acres of pheasant and partridge shooting. Rent moderate.—Further particulars of **J. A. LUMLEY, NEWTON & DOWELL**, as above.

TROUT FISHING.

Within easy reach of Town.

TO BE LET, for the Season, excellent TROUT FISHING, extending to about three-and-a-half miles on both banks of the River Kennet, situate about three miles from Newbury town and station, where good accommodation can be had.—For rent and further particulars apply to the Agents, **J. A. LUMLEY, NEWTON & DOWELL**, as above.

ST. MARY CRAY (Kent).—To be LET, Furnished, for the Summer months, a most desirable Elizabethan RESIDENCE, standing in well-timbered park and beautifully laid-out grounds, comprising flower and walled kitchen gardens, tennis and croquet lawns, etc., is approached by a carriage drive, and contains drawing room 30ft. by 20ft., dining room 30ft. by 20ft., library, sitting room, billiard room 26ft. by 20ft., and morning room, seventeen bed and dressing rooms, excellent domestic offices; stabling for eight horses, two coach-houses, etc.—Inspected and recommended by **J. A. LUMLEY, NEWTON & DOWELL**, as above.

UPPER NORWOOD.—To be LET, Furnished, a detached RESIDENCE, standing in nicely laid-out grounds, with conservatory entrance and fernery, and containing three reception rooms, seven bedrooms, dressing room, kitchen, and usual domestic offices. Rent moderate.—Further particulars of **J. A. LUMLEY, NEWTON & DOWELL**, as above.

SUSSEX (Emsworth; two-and-a-half miles from Emsworth, two miles from Rowlands Castle, and five miles from Havant).—To be LET, a charmingly situated COUNTRY RESIDENCE, standing in shady and prettily laid-out grounds of about two-and-a-half acres, comprising excellent tennis lawn, two walled kitchen gardens, flower garden, etc.; two greenhouses, conservatory, forcing pits; the House contains large hall, three reception rooms, billiard or ball room, thirteen bed and dressing rooms, bathroom, housekeeper's room, good domestic offices; hunting with two packs; excellent shooting by arrangement.—Inspected and recommended by **J. A. LUMLEY, NEWTON & DOWELL**, as above.

ABOUT ONE HOUR FROM TOWN.

Shooting, Hunting, Boating and Fishing.

BERKS.—To be LET, an excellently Furnished MANSION, standing in a park, approached by three carriage drives with lodges; and containing seven reception, thirty bed and dressing and bathrooms, excellent domestic offices; stabling for twelve, with coach-house, harness room, and ample accommodation for coachman and grooms; well laid-out pleasure gardens and grounds with lawns, vineeries, etc.; shooting over about 1,000 acres, yielding good bag; boating on Thames, with boat-house; good hunting.—Rent and further particulars can be had of Messrs. **J. A. LUMLEY, NEWTON & DOWELL**, as above.

MOULSFORD-ON-THAMES.—To be LET, a well Furnished detached RESIDENCE, within three minutes of one of the prettiest reaches of the Upper Thames, in its own grounds and gardens of about three acres; containing hall, three reception and ten bed and dressing rooms, bathroom (h. and c.), usual domestic offices; good stabling, coach-house, and men's rooms; tennis and croquet lawns, flower and kitchen gardens, etc.—Personally inspected and recommended by Messrs. **J. A. LUMLEY, NEWTON & DOWELL**, as above.

J. A. LUMLEY, NEWTON & DOWELL,
"LUMLEY HOUSE,"
34, St. James's Street, S.W.

DEBENHAM, TEWSON, FARMER AND BRIDGEWATER, 80, CHEAPSIDE, CITY, E.C.

MESSRS. DEBENHAM, TEWSON, FARMER and BRIDGEWATER'S Monthly LIST of Residential and Sporting Estates, Farms, Town and Country Houses, Investments, etc., can be had free on application at 80, Cheapside, E.C.

Intending purchasers or tenants are invited to send a description of their requirements, which will be entered in a classified register, and particulars of suitable properties forwarded free of charge.



KENT (within an hour's rail of the City and West End).—A singularly attractive Freehold RESIDENTIAL ESTATE of about 170 acres, situate in one of the most delightful parts of the county and surrounded by important country seats. The Mansion, of which the above is an illustration, is approached through a richly-timbered park with lodge at entrance, and stands in grounds of almost matchless beauty. There are thirty bed and dressing rooms, two bathrooms, billiard and five reception rooms; stabling for ten horses; glasshouses, cottages, model farmery, etc. An additional 70 acres adjoining could be had if desired. To be SOLD.—Inspected and recommended by Messrs. DEBENHAM, TEWSON and Co., 80, Cheapside, E.C. (5347.)

G.E.R. MAIN LINE (about a mile from a station, about 45 minutes from Town).—Pretty old-fashioned Freehold COUNTRY RESIDENCE, 320ft. above sea-level, on gravel soil, and commanding beautiful views; eight bedrooms, two bathrooms (h. and c.), and three reception rooms; stabling for three, and garden and grass land; in all ten acres. Hunting with three packs. To be SOLD or LET.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8674.)



ESSEX.—To be LET, an attractive RESIDENTIAL ESTATE of about 80 acres, beautifully situated on high ground, three miles from a station, with fast train service to the city. The Residence (illustrated above) stands in charming grounds, surrounded by a bold undulating well-timbered park, and contains fourteen bedrooms, dressing and bathrooms; panelled hall and splendid suite of reception rooms; stabling; lodge, farmery, etc.; good hunting and golf links near. Inspected by Messrs. DEBENHAM, Tewson & Co., 80, Cheapside, E.C. (9339.)

COLCHESTER (within two miles of the station).—A capital old-fashioned RESIDENCE, on two floors only; twelve bed and dressing rooms, billiard, and three reception rooms; stabling; very pretty garden, with large tennis and croquet lawns, sheltered by magnificent old yew hedges. To be SOLD, Freehold.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (9546.)

To be LET, Furnished, with Shooting over 2,500 acres.



SUSSEX COAST.—This capital RESIDENCE, standing in a fine park, 460ft. above sea level, and commanding grand views of land and sea; eighteen bed and dressing rooms, bathroom, very fine hall, five reception rooms, billiard room, and conservatory; stabling for nine or more horses, men's rooms, glasshouses, and charming grounds of about 33 acres; golf links, and three packs of hounds within easy reach.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (9406.)

NORTHAMPTONSHIRE (less than two hours from Town).—Comfortable old-fashioned HUNTING BOX; seven bed and dressing rooms, bathroom, large hall, and two reception rooms; stabling for eleven horses; cottages, grounds, and meadow land, in all twelve acres (more if required); hunting with Grafton, Bicester, and Heythrop. To be SOLD.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (9037 A.)



HEREFORDSHIRE.—To be SOLD, an exceedingly attractive Freehold RESIDENTIAL ESTATE of about 1,300 acres, in a good sporting and social district, about six miles from Leominster. The Residence (as above illustrated), is of moderate size, and could be readily added to. The hall and two reception rooms are panelled in fine old oak. First-class stabling for sixteen horses; inexpensive grounds; the land is chiefly pasture, and produces a good rent roll; hunting with the North Hereford, Ludlow, and other packs; good shooting and fishing.—Inspected and recommended by Messrs. DEBENHAM, TEWSON and Co., 80, Cheapside, E.C. (9166.)

5,500 ACRES OF SHOOTING in Radnor, on the borders of Hereford, including grouse moor of 2,500 acres and 700 acres of covert, together with a well-furnished Mansion, containing fifteen bed and dressing rooms, bathroom, and five reception rooms; stabling for nine, three cottages, lodge, and well-timbered grounds, occupying a beautiful situation. To be LET, by the year, or for the Shooting season; or the House would be LET till August.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (9449.)



To be LET, Furnished, with Shooting and Fishing. A very low rent would be accepted from a really eligible tenant.
NORTH DEVON.—This exceptionally fine and well-known COUNTRY SEAT of a nobleman to be LET, for six months, from the beginning of August together with shooting over 6,500 acres, and many miles of trout fishing. The Mansion occupies a grand situation on high ground amidst remarkably beautiful old grounds and gardens, and is surrounded by a well-timbered park of about 100 acres; 35 bed and dressing rooms, six handsome reception rooms, servants' hall and ample offices. The stabling comprises accommodation for 42 horses; coach-houses, men's rooms, etc. Three packs of hounds meet within easy reach.—Inspected and recommended by Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (9217.)

BASINGSTOKE (near).—Picturesque, old-fashioned RESIDENCE, with modern additions, about 350ft. above sea level; seven bed and dressing rooms, bathroom (h. and c.), and four reception rooms; stabling for five; cottage gardens, orchard, and meadow, seven acres; hunting with four packs. Freehold £2,500.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (9065.)

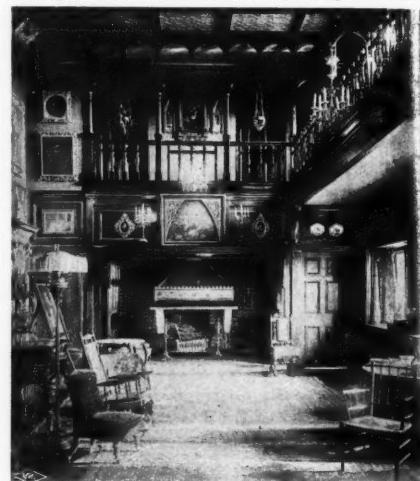


PINE DISTRICT (one mile from a station on the L. & S.W. main line, about one hour from Town).—This charming old-fashioned Freehold RESIDENCE, standing in the midst of beautifully-timbered grounds of over eleven acres, extending to the Basingstoke Canal; eight bed and dressing rooms, bathroom (h. and c.), and three reception rooms; stabling, cottage, and glasshouses. To be SOLD.—Messrs. DEBENHAM, TEWSON and Co., 80, Cheapside, E.C. (9284.)

FOR SALE BY AUCTION ON JUNE 17th, 1902.
THE ROOKERY (Dedham).—A very attractive Freehold RESIDENTIAL PROPERTY, three-and-a-half miles from Ardleigh, and six from Colchester; comprising a comfortable old-style House, containing eight bed and dressing rooms, three reception rooms; stabling for three horses; well-timbered grounds with a running stream and miniature lake and waterfall; glasshouses, kitchen gardens, parkland, and a delightful piece of woodland; two cottages and an arable field, the total area being nearly 34 acres. With possession.—Particulars of Messrs. UPPERTON & Co., Solicitors, 14, Lincoln's Inn Fields; and of the Auctioneers, Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C.



FOR SALE BY AUCTION ON JULY 22nd.
HINDHEAD.—A singularly beautiful Freehold RESIDENTIAL PROPERTY of about 20 acres, occupying a magnificant position 800ft. above sea level, in the most charming part of this unrivalled district, about three-and-a-half miles from Haslemere Station, and comprising the above well-designed Elizabethan Residence, containing nine bedrooms, three dressing rooms, bathroom, entrance hall, noble panelled m



THE GRANGE, HINDHEAD.—THE MUSIC ROOM.
room, 36ft. 10in. by 26ft. 10in., with picturesqure gallery and inglenook, very pretty drawing and dining rooms, etc.; stabling for four horses; lovely pleasure grounds, lavishly planted with conifers and rhododendrons, richly-wooded slopes with undulating paths, a long sheltered rose terrace walk or pergola, nearly 200ft. long, capital tennis lawn encircled by fine plantations, etc., the whole forming one of the most covetable properties in the South of England.—Illustrated particulars of Messrs. HICKSON & MOIR, Solicitors, "Blomfield House," 52, New Broad Street, E.C.; and of the Auctioneers, Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C.

FOR SALE BY AUCTION ON JULY 15th, 1902.
TO YACHTSMEN AND OTHERS.



ON SOUTHAMPTON WATER.—The above attractive Freehold RESIDENCE, "The Grove," Hythe, with a landing place, and land to low water; charming grounds, stabling, kitchen garden, boathouse, and two cottages, in all about two acres. With possession.—Particulars of Messrs. HARDISTY, RHODES & HARDISTY, Solicitors, 48, Great Marlborough Street, W.; and of the Auctioneers, Messrs. PERKINS & SONS, Southampton; and Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C.

FOR SALE BY AUCTION ON JULY 15th, 1902.
EYLANDS (Meopham, Kent); in a bracing and very healthy district, 500ft. and upwards above sea level, two-and-a-half miles from Meopham and Sole Street Stations, three-and-a-half miles from Cobham, and six miles from Gravesend).—A very attractive and compact Freehold RESIDENTIAL ESTATE, with a commodious Residence, charming grounds, two entrance lodges, kitchen garden, glasshouses, stabling for five horses, two cottages, excellent modern farm-buildings, with octagonal dairy, several detached farm-buildings, productive orchard and fruit plantation of over 27 acres, and boldly undulating pasture and woodland, the total area being about 1544. 1R. 24P. With possession.—Particulars of Messrs. MERRIMAN, WHITE & THOMSON, Solicitors, 3, King's Bench Walk, Temple; and of the Auctioneers, Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C.

NORTHAMPTONSHIRE (less than two hours from Town).—Substantial Modern RESIDENCE, with extensive views over the Nene Valley; six bed and three reception rooms; gardens, tennis courts, orchard, etc.; three to four acres; hunting with three packs. Freehold, £3,000.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (9050.)

OFFICES 80, CHEAPSIDE, CITY, E.C.

MESSRS. GEO. TROLLOPE & SONS,
AUCTIONEERS, SURVEYORS, LAND AND ESTATE AGENTS,
14, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.



SURREY HILLS.—PORTLEY, Caterham (under a mile from Warlingham and Caterham Railway Stations, about minutes from City and West End).

A very valuable FREEHOLD RESIDENTIAL ESTATE of about 52 acres, standing some 650ft. above sea level, on light soil, and comprising an imposing Mansion (with entrance lodge), containing four reception, billiard, bath, and sixteen bedrooms, capital offices ; gas and Company's water ; first-class stabling for seven horses, with coach-house, cottage, and farriery ; delightful pleasure grounds, productive kitchen gardens, gardener's cottage, well-timbered parklands and ornamental wood, etc. ; the property, which lies compactly, with extensive road frontages, offering several grand sites for good residences, possesses large prospective value.

To be SOLD by PRIVATE TREATY.

Particulars may be obtained of Messrs. TROLLOPE, Estate Agents, Surveyors, and Auctioneers, 14, Mount Street, Grosvenor Square, W.

By direction of Andrew Pears, Esq., J.P., who is removing to Oxfordshire.



MIDDLESEX.—SPRING GROVE HOUSE, ISLE-WORTH, within five minutes' walk of the railway station, with its excellent service of trains to Waterloo.

An exceptionally fine RESIDENTIAL ESTATE of some 20 acres, comprising a very imposing modern Mansion, remarkably well built and planned, approached from a large entrance, and containing all the necessary accommodation for a large establishment—a very special feature being the magnificent suites of reception rooms, with music saloon or ballroom, winter gardens and palm houses adjoining. The Mansion is most expensively fitted and decorated throughout, and replete with every modern luxury, including lift and electric light ; there is a fine range of model stabling and farm-buildings, coachman's, gardener's, and laundry-maid's cottages, etc. ; the beautiful pleasure grounds are grandly timbered and shrubbed, and there are extensive glasshouses, kitchen gardens, orchard, paddocks, etc.

The whole forming in every respect a most luxurious and perfect abode, within easy daily access of the Metropolis.

To be SOLD by PRIVATE TREATY.

Messrs. TROLLOPE, Estate Agents, Surveyors and Auctioneers, 14, Mount Street, Grosvenor Square, W.

By order of the Executors of the late J. Lawson Johnston, Esq.



KENT (Kingswood, within two minutes' walk of Sydenham Hill Railway Station, from whence the City and West End are reached in about twenty minutes).

A remarkably fine RESIDENTIAL ESTATE, of about 32 acres, occupying a high position and comprising an imposing stone-built Modern MANSION, approached by two carriage drives, each with entrance lodge, and most perfectly and luxuriously fitted and appointed in every detail, including electric light, telephones, etc. The accommodation comprises 27 bed and dressing rooms, five bathrooms, stately hall, magnificent suite of entertaining rooms, billiard and smoking rooms, and most complete offices ; exceptionally fine stabling for nine horses with all necessary addenda, laundry with electric motor power, farriery, etc., beautiful pleasure grounds with ornamental lake, camellia and other glasshouses, capital kitchen gardens, and delightful undulating parklands. The whole Property, upon which money has recently been most lavishly expended, specially appeals to a business man or member of Parliament desirous of residing amidst lovely rural surroundings within a six-mile drive of the City.

To be SOLD by PRIVATE TREATY.

Particulars, with plan, of Messrs. TROLLOPE, Estate Agents, Surveyors, and Auctioneers, 14, Mount Street, Grosvenor Square, W.

PRICE £10,000 (50 minutes north of London).—A capital RESIDENTIAL PROPERTY of nearly 70 acres, standing high, under a mile from station. The well-planned Residence, with lodge, contains eleven bed, bath, and four reception rooms ; stabling for four ; pretty pleasure grounds, productive orchard and grass land ; all in first-class order. —Messrs. TROLLOPE, as above.

NEAR WINDSOR.—To LET on Lease, an imposing MANSION, replete with every comfort and convenience. It stands in lovely grounds of 36 acres, and contains 27 bed, three bath, billiard, and six reception rooms ; stabling for eleven horses.—Inspected by Messrs. TROLLOPE, as above.

FORTHCOMING AUCTIONS.

SUNSBURY-ON-THAMES (within one-and-a-half miles of Sunbury and Hampton Railway Stations, and fronting the river).

The exceedingly valuable Freehold RESIDENTIAL PROPERTY known as "Darby House," comprising a charming Family Residence overlooking the Thames, and standing amidst delightfully-matured and well-timbered pleasure grounds. It is approached by two carriage drives, and contains fifteen bed, bath, and two dressing rooms, spacious hall, three reception rooms, and ample domestic offices ; stabling for nine horses (six stalls and three loose boxes), with coach-houses and livery rooms, capital farriery, gardener's cottage, well-stocked kitchen garden, greenhouse, and orchard, delightful old pleasure gardens and park-like meadow, the whole extending to about fifteen acres, and including one of the famous Thames Eyots. For SALE, by AUCTION, At the Mart, E.C., at a date to be shortly announced, unless previously disposed of by Private Treaty.

Particulars (when ready) may be obtained of Messrs. TROLLOPE, Estate Agents, Surveyors, and Auctioneers, as above.

By direction of Executors.



SURREY.—MANOR HOUSE, Ditton Hill, occupying a delightful position on high ground, amidst lovely surroundings, in the favourite residential district between Surbiton and Esher, and within one-and-a-half miles of Surbiton Station, with its excellent service of express trains to and from London, whilst Clarendon, Sutton Park, and the River Thames are within a short distance.

A singularly attractive and complete Residential Property, comprising a delightful Manor House, occupying a sunny position, beautiful old grounds dressed with fine timber, approached by a carriage drive with picturesque lodge entrance, and containing lofty saloon, half with gallery, drawing room, dining room, billiard room, and schoolroom, fourteen bedrooms, two bathrooms, and capital domestic offices. First-rate modern stabling for five horses, with coach-house, men's rooms, etc., charming pleasure gardens, with wide spreading lawns (tennis court), large shrubberies, ornamental lake and boat-house, productive kitchen gardens, orchard, range of greenhouses, etc., the whole extending to over eight acres. Held direct from the Right Hon. the Earl of Lovelace for an unexpired term of about 67 years, at a low ground rent. The adjoining meadow of about five acres is also rented from the Earl of Lovelace. Possession of the whole on completion of the purchase.

The Premises, which are most completely fitted and sound throughout, have recently been the subject of a large outlay in excellent taste, and the Property forms in every respect a very perfect and enviable abode for any gentleman fond of country pursuits, yet desirous of residing within easy reach of the Metropolis ; hunting with several packs, and close to a good golf course, cricket club, boating on the Thames, etc. To be SOLD by AUCTION, at the Mart, E.C., at an early date, in One Lot (Unless an acceptable offer be previously made privately).

Particulars, with plan and views, may be obtained of Messrs. CRUMP, SPROT, & CO., Solicitors, 6, Great George Street, Westminster ; Messrs. DEBENHAM, TEWSON, FARMER, and BRIDGEWATER, 80, Cheapside, E.C. ; and of Messrs. TROLLOPE, Surveyors and Estate Agents, as above.

TO DAIRY AND SHEEP FARMERS, HORSE-BREEDERS, ETC.

By order of Trustees.

NORTH DEVON (within about five miles of the market town of South Molton, and about midway between South Molton and North Molton Road Railway Stations).

A valuable Freehold DAIRY and MIXED FARM, in a good state of cultivation, extending to about 320 acres, comprising water meadow, rich pasture, and arable land, with capital farmhouse, two cottages, and ample buildings. The Property, which is at present Let at £200 per annum for a term expiring Michaelmas, 1905, is situated in the heart of a splendid sporting country, and is almost entirely surrounded by trout streams. It possesses several magnificent sites for the erection of a Mansion amidst grand scenery, and with the advantage of the exhilarating Exmoor air, and is eminently suitable for a dairy and sheep farm, or for horse breeding. To be SOLD by AUCTION, at an early date (unless previously disposed of by Private Treaty).

Particulars with plan and conditions of Sale, of the Vendors, Solicitor, JOSEPH PEARCE, Esq., Devereux Buildings, Devereux Court, Strand, W.C. ; of GEORGE TURNER, Esq., Solicitor, Bideford ; and with order to view of Messrs. TROLLOPE, Estate Agents, Surveyors, and Auctioneers, as above.

BY ORDER OF TRUSTEES.

GLoucestershire.—LYDNEY.—The exceptionally valuable FREEHOLD PROPERTIES, known as "HIGHFIELD HOUSE ESTATE," and "TUTHILL FARM," situated on the outskirts of this market town with its stations on the Great Western and Midland Railways, and in every way ripe for immediate and profitable building development. The Estate comprises—

Lot 1.—"HIGHFIELD HOUSE," an attractive well-built Residence, standing high, commanding grand views, approached by carriage drive, and containing seven principal bed and dressing rooms, three servants' rooms, five reception rooms, two sitting rooms, kitchen, and usual offices ; stabling for five horses, with coach-house, etc. ; well-timbered pleasure grounds with two greenhouses, partly walled kitchen garden, and rich grass land, extending in all to some 7a. 1r. op. With possession of the Residence and gardens.

Lot 2.—"HIGHFIELD VILLA," a substantial stone-built Residence, standing high, surrounded by pretty garden with greenhouse, and containing four bedrooms, dressing room, two sitting rooms, kitchen, and usual offices ; stable with coach-house ; capital meadow ; cottage and wheelwright's shop, in all about 7a. 3r. 36p.

Lot 3.—"TUTHILL FARM," comprising about 17a. 3r. 5p. of very valuable accommodation grass land, with orchard, cottage, and useful buildings. To be SOLD by AUCTION, at the Feathers Hotel, Lydney, at 2 o'clock, on Wednesday, July 23rd, in three Lots (unless previously disposed of by private treaty).

Particulars of JOSEPH PEARCE, Esq., Solicitor, Devereux Buildings, Devereux Court, Strand, London, W.C. ; and with orders to view of Messrs. TROLLOPE, Estate Agents, Surveyors and Auctioneers, 14, Mount Street, Grosvenor Square, W.

WITHIN A DRIVE OF THE CITY.



FOR SALE BY PRIVATE TREATY, an exceedingly beautiful and very valuable RESIDENTIAL ESTATE, extending to about 180 acres, within ten minutes' walk of a station, only 30 minutes' rail from London, and comprising the above magnificent mansion of moderate size, and replete with every modern luxury and convenience, including electric light, Turkish and swimming baths, etc. There is ample stabling, lovely gardens, lodges, model cottages, agent's house, valuable nursery, etc., the whole forming a beau ideal abode for a gentleman of wealth desirous of residing within easy reach of the city.—Price and all details of Messrs. TROLLOPE, as above.

IN A LOVELY PART OF SURREY.



TO BE LET, Furnished, for the Summer, or through the winter if desired, the above charming moderate-sized MANSION, situate in a charming position between Dorking and Horsham. It stands in about three acres of grounds, and is further surrounded by about 400 acres of park land ; approached by carriage drive of about half a mile in length, and protected by two lodges. Accommodation : eighteen bedrooms, three bathrooms, fine reception rooms and usual offices ; stabling for fifteen horses ; cottage and rooms, tennis lawn, and walled-in kitchen garden.—Terms, etc., can be obtained from the Agents, Messrs. TROLLOPE, as above.

Furnished at 300 guineas per annum, with Shooting over 4,000 acres. Fishing.



ROXBURGHSHIRE.—The above attractive RESIDENCE, standing about 600ft. above sea level and containing nineteen bed, dressing and bathrooms, reception and billiard rooms ; complete offices, etc. ; stabling for five horses, cottage, etc. ; the gardens are attractive and include large oval lawn, terraces, avenues, etc. The shooting is over about 4,000 acres, of which about 200 acres are well placed coverts ; excellent sport is afforded with grouse, black game, pheasants, partridges, hares, etc. ; trout fishing in two streams which intersect the Estate. To be LET for a term, one year, or for August, September and October.—Agents, Messrs. TROLLOPE as above.

WITHIN A DRIVE OF TOWN.



ROEHAMPTON.—To be LET, Furnished, for remainder of June or longer, the above exceptionally attractive RESIDENCE, containing five reception rooms, including full-sized billiard room, twelve or more bedrooms, bathroom, and capital domestic offices ; stabling for ten horses, etc. ; the grounds are of an exceedingly attractive nature, and extend to about six acres. Included is lawn, with space for croquet and tennis, exquisite flower garden, very productive fruit and kitchen gardens, vineyard, peach-house, and conservatories. The grounds adjoin the Roehampton Polo Club. Hyde Park Corner is a drive of about five-and-a-half miles, and the railway station is about eight minutes' walk from the Residence. The Residence will be let to an exceptional tenant with the use of five servants, five gardeners, two horses, four carriages, coachman, groom, and plate and linen.—Inspected and strongly recommended by Messrs. TROLLOPE, as above.

TELEPHONE NO.
3845 GERRARD.

MESSRS. WALTON & LEE.

(Advertisements continued from page iii.)

TELEGRAPHIC ADDRESS:
"WALTONS, LONDON."



YORKSHIRE (East; one-and-a-quarter miles from two stations, ten minutes' walk from village, post, and telegraph office).—To be LET, Furnished, with first-class shooting over 3,800 acres, the above fine old-fashioned COUNTRY MANSION, standing high in the centre of a heavily-timbered park, and in a good residential and sporting district; two long carriage drives, each with lodge at entrance; south aspect; three spacious reception rooms, billiard room, 26 bed and dressing rooms; good offices; stabling for eleven horses; drainage recently renovated on most approved modern principles; premises lighted by gas; well-matured and inexpensive gardens and pleasure grounds; five cottages; hunting with two packs; R.C. chapel adjoins Mansion.—Particulars of Messrs. WALTON & LEE, 10, Mount Street, London, W. Personally inspected. (14,814.)

IN THE THAMES VALLEY, BETWEEN MAIDENHEAD AND WINDSOR.

AN exceptionally attractive RESIDENTIAL PROPERTY situated about three miles from Maidenhead Town and Station on the Great Western Main Line, four miles from Windsor, and near some of the most beautiful reaches of the Thames. The Property comprises a charming Family Residence, known as "Foxleighs," occupying a pleasant situation, and containing entrance hall, three principal reception rooms, conservatory, and winter garden, eighteen bed and dressing rooms, and commodious domestic offices. There is an excellent range of stabling, with coach-house and two cottages. The pleasure grounds are exceedingly pretty, and contain Italian garden, tennis and croquet lawns, rose walk, and productive kitchen garden. The Property also includes an attractive Cottage Residence, known as "Foxley Cottage," with stabling and outbuildings; two sets of rm-buildings, and several enclosures of valuable building and accommodation land.—Messrs.

WALTON & LEE will offer the above for SALE by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Wednesday, June 11th, 1902, at 2 o'clock precisely, in the following Lots (unless previously Sold privately):—

LOT.	DESCRIPTION.	AREA.
1	"Foxleighs" Residence, Grounds, etc...	A. 10 3 5
2 to 5	Plots of Building Land	21 1 10
6	" Foxley Cottage," etc	2 0 13
7	" Foxley Grove" Property	51 1 35
8	Accommodation Land	7 0 12
Total		A. 92 2 35

Particulars of Messrs. PARK NELSON & CO., Solicitors, 11, Essex Street, Strand, London, W.C.; and of the Auctioneers, 10, Mount Street, London, W.



CLEVEDON (Somerset), in commanding position, overlooking the beautiful Salthouse Bay, the Bristol Channel, and the Welsh Mountains, and only 20 miles by rail from Bristol.—The important Freehold RESIDENTIAL PROPERTY distinguished as "Clevedon Hall," comprising the above noble Mansion, encircled by superb grounds and parklands of about 23 acres, approached by long carriage drive, and containing magnificent hall (fitted with a full compass grand organ), suite of handsome reception rooms, billiard room, 24 bed and dressing rooms, ample domestic offices, and cellarage. The range of stabling accommodates nine horses, with carriage-house, coachman's and gardener's houses, and convenient outbuildings. The beautifully-timbered grounds include tennis, croquet, and other lawns, an ornamental lake, extensive walled fruit and kitchen gardens with range of glasshouses, parklands and plantations, the whole being enclosed by a park wall, and forming one of the finest Residential Properties of its character now in the market.—Messrs.

WALTON & LEE will offer the above by AUCTION, at the Mart, London, E.C., on Wednesday, June 11th, 1902, at 2 o'clock, unless an acceptable offer be previously made.—Particulars, with plan, view, and conditions of Sale may be obtained of Messrs. MEADE, KING & SON, Solicitors, Baldwin Street, Bristol; and of the Auctioneers, 10, Mount Street, London, W.

IRELAND.—Salmon Fishing and Grouse Shooting.—To be LET, with a well Furnished LODGE, one of the best-known SALMON FISHINGS in Donegal, together with a large area of shooting. The lodge contains ample accommodation for a small party, and is conveniently placed.—Full particulars of Messrs. WALTON & LEE, 10, Mount Street, London, W. (14,364.)

EICESTERSHIRE (two miles from a main line station).—To be LET, Furnished, on a yearly tenancy, or a short term of years, handsome stone-built Family MANSION, standing high, in a park, and commanding extensive views. It contains large hall, five reception rooms, billiard room, about 30 bed and dressing rooms, bathroom, and excellent domestic offices; stabling for seventeen horses, large coach-house, coachman's cottage, and other accessories. Shooting over nearly 4,000 acres, of which about 500 acres are covert, and hunting with three packs of hounds.—Full particulars of the Agents, Messrs. WALTON & LEE, 10, Mount Street, London, W. (16,872.)



BERKS (on outskirts of pretty rural village, one-and-a-half miles from station, and half an hour's drive from Didcot Junction).—To be LET, Unfurnished, with possession, the above quaint old-fashioned COTTAGE RESIDENCE, on gravel soil, with extensive views, and having good garden; stabling for six; outbuildings, farmery, cottage, paddock; orchard of two-and-a-half acres, and meadow land, in all about eleven acres; exceptionally good and abundant water supply; modern drainage just completed; whole premises in first-rate order; five minutes to church and post-office; good hunting; shooting can usually be hired. Rent £100. Additional land up to 37 acres if desired.—Apply to Messrs. WALTON & LEE, 10, Mount Street, London, W. Inspected and recommended. (16,495.)

FORTY MINUTES FROM TOWN.



THE ABOVE exceptionally well appointed RESIDENCE, encircled by singularly beautiful grounds and parklands, is now for SALE on account of the owner, for family reasons, having decided to reside in the North of England. It is approached by avenue drive with entrance lodges, and contains a grand entrance hall, handsome suite of spacious reception rooms, billiard room, conservatory, palm-house, fifteen bed and dressing rooms, boudoir, bathroom, and admirably arranged domestic offices; there is ample stabling, with kennels and convenient outbuildings. The superb grounds are finely-timbered and contain croquet and tennis lawns, archery, lawn, charming terraced walks, and a sheet of ornamental water; Excellent fruit and kitchen gardens; parklands with cricket ground, the whole extending to nearly 40 acres, and being in absolutely perfect order; near station, church, telegraph and doctor; gas and water laid on; sanitation excellent. This delightful country home, seated amidst desirable social surroundings, is especially adapted to the requirements of a gentleman engaged in business in the City or West End.—Personally inspected and strongly recommended by Messrs. WALTON and LEE, 10, Mount Street, London, W. (17,354.)

DARTMOOR (near; close to telegraph and post-office, under a mile from a station).—To be SOLD or LET, Furnished, for Summer months, a charming little Freehold PROPERTY of about three acres, including a substantially-built Residence, containing three reception rooms, eight bed and dressing rooms, bathroom, and excellent domestic offices; stabling for three, coach-house, etc.; pretty pleasure grounds, productive kitchen garden. Excellent drainage; gas laid on. Delightful scenery; excellent sporting facilities.—Full particulars of Messrs. WALTON & LEE, 10, Mount Street, London, W. (4,380.)

In the most beautiful part of Devon, a compact and attractive Freehold PROPERTY may now be purchased on advantageous terms by a prompt buyer. It comprises a pleasant Residence containing two good reception rooms, five bedrooms, bathroom, and offices, together with stabling, carriage-house and good cottage; pretty garden with conservatory; hot and cold water laid on throughout; good hunting and fishing obtainable.—Particulars of Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,376.)

SOUTH COAST (two-and-a-quarter hours from London, and about two miles from station).—To be SOLD or LET, Furnished, a very choice MARINE FREEHOLD, standing in well-wooded grounds, sloping to shore, and commanding delightful views. It contains sixteen good bedrooms, billiard, and five reception rooms, and convenient offices, servants' hall, etc., capital stabling for nine horses; Company's water, modern sanitation; telephone; excellent facilities for sea bathing and yachting; also sea and river boating; good sporting neighbourhood. Moderate price and rent.—Apply to Messrs. WALTON & LEE, 10, Mount Street, London, W. (14,983.)



MIDDLESEX (adjacent to the pretty village of Cowley, amid perfectly rural surroundings, one mile from Uxbridge, and about one-mile-and-three-quarters from West Drayton Junction, on the main line of the G.W.R., whence London is reached by a frequent service of fast trains).—A singularly attractive Freehold RESIDENTIAL PROPERTY, known as "Grove Lodge," pleasantly situated some 250 yards from the pretty village of Cowley, and comprising the above perfectly equipped Residence, in excellent order and condition, approached by carriage drive, and containing entrance hall, three reception rooms, conservatory, nine bed and dressing rooms, bathroom (h. and c.), and well-arranged domestic offices; stabling, carriage house, and coachman's rooms. Beautifully sheltered and matured grounds, embracing pleasure garden, with tennis and croquet lawn, large orchard, and productive kitchen garden; the whole extending to an area of about two acres.—Messrs.

WALTON & LEE will offer the above for SALE, by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Wednesday, June 11th, 1902, at 2 o'clock precisely, unless previously Sold Privately.—Particulars of J. S. PHILLIPS, Esq., Solicitor, 233, Edgware Road, London, W.; and of the Auctioneers, 10, Mount Street, London, W.

WILTSHIRE (about five miles from Swindon, and one-and-a-half miles from Shrivenham Stations on the G.W.R. Main Line, and within a mile of Highworth and Stanton Fitzwarren Stations respectively, on the Swindon and Highworth Branch of the same service).—The important and valuable Freehold RESIDENTIAL and SPORTING ESTATE known as "Warneford Place," comprising an area of upwards of 2,550 acres, and including a commodious old-fashioned Family Mansion, delightfully seated in splendidly-matured gardens and pleasure grounds, embracing a picturesque lake with an island and boat-house. The Residence, which is approached through a noble avenue of magnificent elms, with two entrance lodges, is a substantially-built structure of brick, stone and slate of the XVIth Century, and contains seven reception rooms, fourteen bed and dressing rooms, nine servants' rooms, and convenient offices and cellars; the stabling affords accommodation for thirteen horses, with corresponding coach-houses, harness rooms, etc.; the kitchen gardens are completely walled, are exceedingly productive, well stocked with fruit trees, and include a good quantity of glass. The Estate is divided into nine farms, which are all let to a good tenantry, and each holding is provided with a suitable homestead, while there is also a sufficiency of cottages for all purposes. The Property is in an excellent hunting district, lying as it does on the borders of the V. W. H. and Old Berks countries, and the House is a favourite meet of the former pack. The Estate also affords capital all-round shooting.—Messrs.

WALTON & LEE will offer the above for SALE, by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Wednesday, June 11th, 1902, at 2 o'clock precisely, unless previously Sold privately.—Particulars may be had of Messrs. DUFFIELD, BRUTY & CO., Solicitors, 40, New Broad Street, London, E.C.; Messrs. SEWELL & SONS, Solicitors, Cirencester; Messrs. MARTIN NOCKOLDS & SONS, Land Agents, Safron Walden and Cambridge; or of the Auctioneers, 10, Mount Street, London, W.



HERTS (near Hitchin).—To be LET, handsomely Furnished, this exceptionally well-fitted and moderate-sized Family MANSION, standing about 50ft. above sea level, on gravel soil. It is approached by a pretty entrance lodge, and contains large front hall and minstrel gallery, five reception rooms, including billiard room, and thirteen well-appointed bed and dressing rooms and two bathrooms; the domestic offices are ample and well arranged; excellent water supply; first-class drainage, and gas laid on; stabling for eight horses, large carriage-house, men's rooms, bailiff's quarters, two cottages; the pleasure grounds include an ornamental wood, two large tennis courts, fish-pond and island, garden, house, and kitchen garden. Shooting over about 1,300 acres, about 150 brace of partridges being easily obtainable in the season; hunting with four packs. Personally inspected and strongly recommended.—Full particulars and orders to view of Messrs. WALTON & LEE, 10, Mount Street, London, W. (9269.)

30 MINUTES by fast trains from the City, in a fully rural situation, 300ft. above sea level, commanding fine views.—A perfect RESIDENCE to be LET, Furnished, for the Summer, or for a term, together with about 1,000 acres of excellent shooting, affording for its size first-class sport. The House, approached by two drives with entrance lodges, contains usual reception rooms, billiard room, seventeen bed and dressing rooms, two bathrooms, and first-class domestic offices; stabling for several horses, coach-houses, cottage, and men's rooms; very picturesque grounds, including large tennis and croquet lawns, and charming plantations; large kitchen garden; several glasshouses, and land if required. Hunting, golfing, etc.—Inspected and highly recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (13,697.)

MESSRS. WALTON & LEE,
10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

TELEPHONE NO.
3645 GERRARD.

MESSRS. WALTON & LEE.

(Advertisements continued from pages iii. and xiv.)

TELEGRAPHIC ADDRESS:
"WALTONS, LONDON."

MIDDLESEX (on the borders of Surrey, two miles from the Thames at Walton, and less than 20 miles from the metropolis).—The valuable Freehold RESIDENTIAL PROPERTY, known as "Charlton Court," in the parish of Sunbury, and about one mile from Shepperton Station, comprising the above very attractive old-fashioned Residence on light loam soil, with gravel subsoil, and containing entrance and staircase halls, three reception rooms, billiard room, eleven bed and dressing rooms, bathroom, and convenient domestic offices. It is centrally placed in charming pleasure grounds, and two enclosures of finely-timbered meadow land, forming a miniature park, and includes two completely walled fruit and vegetable gardens and orchard; excellent modern stabling for six horses, with gabled lodge for coachman adjoining; a useful set of farm buildings, cottage for gardener, and laundry, about 16a. 3r. 15p. all.—Messrs.

WALTON & LEE will offer the above for SALE by AUCTION, at the Mart, London, E.C., on Wednesday, 1st June, 1902, at 2 o'clock precisely (unless previously sold privately).—Particulars may be had of Messrs. TURNBULL and CO., Solicitors, Scarborough; or of the Auctioneers, at their Offices, 10, Mount Street, London, W.

An exceptionally desirable SPORTING and RESIDENTIAL ESTATE, situated in Leicestershire, and forming one of the finest properties in the Midlands, might be purchased privately by principals or their solicitors only. It extends to an area approaching 3,000 acres, with a moderate-sized Mansion seated in attractive grounds, and encircled by finely-timbered park with large ornamental lake. The Residence is approached by carriage drives, with handsome entrance lodges, and contains suite of reception rooms, billiard room, twelve bedrooms, bathroom, and well-arranged offices. It is heated throughout, exquisitely appointed, and in absolutely perfect order. Superior stabling, carriage house, men's accommodation, and buildings. The grounds are beautifully-timbered, and include tennis and croquet lawns, delightful pleasure grounds, sloping to a large lake with boat-house. Excellent fruit and kitchen gardens. The park is studded with fine ornamental trees, and the agricultural portion of the property, consisting chiefly of rich pasture land, is divided into suitable farms with excellent homesteads and buildings, the whole being let to an old-established tenantry, and producing a rental of over £3,500 per annum. Good shooting (with nearly 100 acres of coverts), coarse fishing, and hunting with four well-known packs of hounds. This superb property is in the highest possible order and condition, and forms one of the choicer Residential and Sporting Estates of its character in the Kingdom.—Personally inspected and strongly recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (16,938.)

WARWICKSHIRE HUNT (two miles from the kennels and a station, seven-and-a-half miles from Stratford-on-Avon, eight from Warwick, ten from Leamington).—To be LET, Furnished, one of the finest SEATS in the Midlands. It stands in an extensive and grandly-timbered park with large lake therein, and contains noble entrance hall, six fine reception rooms, billiard room, 20 principal bed and dressing rooms, several servants' bedrooms, and necessary offices; stabling for between 30 and 40 horses, large coach-houses, numerous rooms for coachman and grooms. Water by gravitation; modern drainage on the most approved principles. The pleasure grounds are of a very beautiful description, sloping to a lake, and include tennis lawns, large walled kitchen garden with several glasshouses. Shooting over the Estate of upwards of 3,000 acres, affording an excellent mixed bag; additional shooting if required. Hunting four days a week with the Warwickshire, and also the North Warwickshire, Bicester and Grafton Hounds. Inspected and highly recommended.—Messrs. WALTON & LEE, 10, Mount Street, London, W. (16,636.)



EXCEPTIONAL OPPORTUNITY (half an hour's run from the City and West End, in a most healthy and pleasant district).—To be LET, well Furnished, for any period up to three years, the above most charming COUNTRY RESIDENCE, standing in capital grounds of about six acres in extent, well secluded, and approached by a carriage drive. The Residence contains fine hall, five handsome reception rooms, billiard room; winter garden; thirteen bed and dressing rooms, three bathrooms, housekeeper's room and first-class offices; telephone; stabling of six loose boxes and two stalls; five glasshouses, gardener's cottage, coachman's house, charming lawns and shrubberies; capital garden and orchard. Full staff of servants throughout if desired; also the horses and carriages, by arrangement. Replete with every comfort and convenience, the result of a large expenditure. The whole property in first-class order. Rent £350.—Particulars and orders to view of Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,288.)

VALUATIONS
of
ESTATES, HOUSES,
LAND and TIMBER,
for
SALE, PURCHASE,
TRUSTEES' and
MORTGAGE
PURPOSES.

A PERFECT COUNTRY HOME.



THE above excellently-appointed MANSION, grandly positioned in the beautiful neighbourhood of Minchinton, in the county of Gloucester, would be LET, Furnished by the year. It contains handsome suite of reception rooms, billiard room, 20 bedrooms, and well-arranged servants' apartments, and is in absolutely perfect order throughout; stabling for ten horses, and men's accommodation; large grounds, with fine expanse of lawns; large lake, with boat-house; the whole extending to about 20 acres. Good rough shooting, capital pike fishing, and hunting with three crack packs of hounds.—Personally inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (16,938.)

THE UPPER THAMES (within five minutes' walk of a favourite reach, between Marlow and Henley).—To be LET ON LEASE, charming XVth Century style MANOR HOUSE, recently restored at considerable expense, and fitted with all modern conveniences. Fine hall and staircase, large and handsome drawing and dining rooms, eight bedrooms, bath, capital offices; flower and vegetable gardens. Near to church and post and telegraph offices. Rent £130. Additional land if desired. Personally inspected.—Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,096.)

SURREY (one mile from good station on L. B. & S. C. Ry., and 50 minutes from the City).—To be LET, Furnished, for six months, or by the year, a very comfortable two-story RESIDENCE, in shady grounds of three acres; four reception, nine bedrooms, bath, servants' hall, and offices (lofty rooms); Company's water, gas, modern drainage; stabling for six, and men's rooms. Hunting, fishing, and golf within reach. Personally inspected.—Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,048.)



By Order of Trustees.
The Pitsford Hall Estate, Northamptonshire.
PRELIMINARY announcement of the SALE of the compact and exceptionally choice Freehold SPORTING and RESIDENTIAL PROPERTY, distinguished as "The Pitsford Hall Estate," situated in the heart of the Pytchley Country, amidst singularly attractive social and sporting surroundings, one-and-a-half miles from Pitsford station on the London and North Western Railway, and five miles from Northampton. It comprises an attractive Family Residence, occupying a fine position some 350ft. above the sea level, approached by a carriage drive, and containing good entrance hall, suite of reception rooms, eighteen bedrooms, well-arranged domestic offices and ample cellarage. The House is well appointed and heated throughout; the water supply is pure and abundant, and the sanitation modern and satisfactory. There is an excellent range of stabling, providing accommodation for eight horses, together with two carriage houses, harness and saddle rooms; quarters for coachman and grooms, and hay and corn lofts. The pleasure grounds are of an unpretentious character, inexpensive of maintenance, and comprise a considerable expanse of old turf lawns and plantations, and a good walled kitchen garden. Conveniently adjacent is a small farmer with suitable buildings, together with two good cottages, and the park-like lands encircling the mansion are of rich grazing pasture, studded with finely-grown timber, the whole extending to an area of about 77 acres, and forming one of the choicer properties of its character now in the market.—Messrs.

WALTON & LEE are instructed to offer the above by AUCTION during the month of July, on a date to be hereafter announced, unless an acceptable offer be previously made. Particulars with plan, view and conditions of Sale, may be obtained in due course of the Auctioneers at their Offices, 10, Mount Street, London, W.



NORTHANTS (on the borders of Leicestershire and Warwickshire, about seven miles south-east of Rugby, sixteen miles from Northampton, four miles from Daventry, two miles south of Kilsby Station, and one-and-a-half miles from Welton Station on the L. & N. W. Ry. main line).—The exceedingly interesting RESIDENTIAL and SPORTING PROPERTY, known as the "Ashby St. Ledger's Estate, comprising the above charming old historical family Mansion, known as "The Manor House," forming a really beautiful and genuine specimen of early Tudor domestic architecture, the principal front having been erected in the time of Edward III. It contains large front reception hall, richly panelled in dark oak, four other handsome reception rooms similarly fitted, eleven principal bed and dressing rooms, bathroom and water closets, four servants' bedrooms, together with four detached secondary bachelors' bedrooms, commodious domestic offices, and cellarage; the stabling, which has been recently erected at great cost, embodies all the best modern improvements, and affords accommodation for nineteen horses, with coach-house, harness and saddle rooms, and grooms' rooms over. The pleasure grounds are extensive and well matured, and include tennis courts, croquet lawn, excellent walled garden, with two vineyards and greenhouse. The Property also comprises a moderate-sized Hunting Residence, known as "Welton House," several agricultural holdings, all with excellent homesteads and served by good roads; the Coach and Horses Inn, and various small Residences and cottages, situated in the village of Ashby St. Ledgers, together with numerous enclosures of accommodation land near the village of Braunston, Barby, Kilsby and Long Buckley.—Messrs.

WALTON & LEE will offer the above for SALE by AUCTION, at the Royal George Hotel, Rugby, on Monday, June 16th, 1902, at 2 o'clock precisely (unless sold by Private Treaty), in the following convenient Lots:—

NO. OF LOT.	DESCRIPTION.	QUANTITY.	RENTAL.		
				A. R. P.	£ S. D.
1	Ashby St. Ledgers Manor House Grounds, Home Farm, etc.	1,378 2 9	2,250 17 6		
2	Coach and Horses Inn, etc.	81 0 34	126 1 0		
3, 4, & 5	Accommodation Land	43 2 6	72 14 0		
6	Agricultural Holding	68 0 1	82 5 0		
7	Welton House, Grounds, etc.	11 0 38	107 7 6		
8-19	Accommodation Land	218 2 39	315 19 4		
20	Burnum's Barn Farm	94 2 7	114 10 0		
21	Building Land	2 3 29	8 0 0		
22	Accommodation Holding	114 1 0	113 0 0		
	Total	8,2013 0 3	£3,190 14 4		

Particulars may be obtained of Messrs. TYSON & HOBSON, Solicitors, Maryport, Cumberland; A. TREMAYNE BULLER, Land Agent, Bath Road, Swindon; or of the Auctioneers, at their Offices, 10, Mount Street, London, W.

A MIDST THE MOST BEAUTIFUL SCENERY IN THE WEALD OF KENT (two miles from town and station; near church, post, and telegraph; and about 20 miles from London).—To be LET, Furnished, for the Summer months, or possibly longer, an exceptionally fine old Tudor MANSION, splendidly placed some 600ft. above sea level, embracing magnificent views. It is approached by carriage drive passing through beautiful sheltered grounds, and contains suite of reception rooms, seventeen bedrooms, and the usual offices. It is handsomely furnished throughout in a style characteristic of the period, and with a view to every comfort and convenience. Stabling for eight horses, carriage house, etc.; charming grounds, with tennis and croquet lawns, broad terraced and other walks, and containing fine specimens of forest and ornamental timber; lake, with boat-house; well-timbered parklands with woodland walks. Superior social surroundings. Good shooting can be obtained, and hunting with three packs.—Personally inspected and strongly recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,091.)



C. O. WEXFORD (near a station and three miles from a market town).—The above very desirable MANSION of medium size to be LET, Furnished, with or without about 550 acres of excellent grazing land. The Residence, surrounded by delightful pleasure gardens, occupies a beautiful position well above and with grounds sloping to the River Slaney, and is approached by two carriage drives, each with lodge at entrance; suite of four reception rooms and billiard room, boudoir, sixteen good bed and dressing and bathrooms, etc.; stabling for ten. The Estate, which is in a ring fence, with a full complement of excellent farm-buildings, shelters, etc., has quite a reputation for the successful breeding of thoroughbred stock. Good rough shooting, hunting and fishing.—Apply Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,331.)

MESSRS. WALTON & LEE,
10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

HAMPTON & SONS.

A CHOICE COUNTY SEAT.



SURREY (near Dorking and Leatherhead, amid the beautifully wooded hills, in the most rural part of the county, only two miles from Bookham and Boxhill Stations, and about three miles from Leatherhead, and so minutes' rail of London).—The exceptionally choice Freehold RESIDENTIAL and SPORTING ESTATE, well known as the beautiful Surrey seat of the late Sir Walter Farquhar, Bart., and distinguished as "Polesden Lacey," near Dorking. The Mansion occupies a very fine situation, nearly 500ft. above sea level, in a grand old park of 100 acres, boldly undulating and bounded by Rannmore Common. It has three carriage drives, one leading through a noble avenue of giant beeches



THE AVENUE DRIVE.

and contains outer and inner halls, lofty dining room, 40ft. by 24ft., five reception rooms of fine proportions, 25 bed and dressing rooms and complete range of domestic offices; stabling for ten horses, coachman's house, etc., three lodge entrances, charming pleasure grounds and gardens, comprising a terrace garden with parterres; a lovely natural terrace walk about 500 yards long, protected on the North by a wood, and commanding lovely views over the park and Rannmore Common, shrubberies, lawns, productive kitchen garden, and range of glasshouses, etc.; four farms, mostly grass, with good houses and buildings; about 210 acres of excellent pheasant covers intersected throughout the estate, and some first-rate partridge ground, the total area being about 600 acres. Hunting with stag and foxhounds; golf; the Northern portion of the Property has valuable building frontages. For SALE (in One or more Lots) by Private Treaty, and if not so disposed of will be SOLD by AUCTION on June 19.

Particulars of Messrs. ASHCURST, MORRIS, CRISP & CO., Solicitors, 17, Wigmore Avenue, E.C.; and of HAMPTON and SONS, 1, Cockspur Street, S.W.

PICTURESQUE WALES.



NORTH WALES (amidst beautiful scenery).—To be LET, Furnished, for the Summer or for a longer period, the above most comfortable and attractive modern RESIDENCE, occupying a very fine position on high ground, surrounded by lovely grounds and an extensive park, bordered by picturesque river, affording good fishing. The Residence is approached by winding avenue drive, and is a modern structure with every possible convenience. It comprises inner and outer halls, five excellent reception rooms, conservatory, billiard room with ante-room, twelve bed and dressing rooms, bathroom, housekeeper's room, servants' hall, and complete offices; stabling for six horses; two tennis courts, bowling green, productive kitchen garden and vineyard. Dry soil. Two miles of fishing; shooting by arrangement. South and south-west aspects. Station one-and-a-half miles; market town within a short drive. Rent moderate.—Inspected and recommended by HAMPTON & SONS, 1, Cockspur Street, S.W.

ON THE CHILTERN HILLS.



THE VACHE.
HISTORICAL RESIDENCE, FARMS, BUILDING SITES.
LORDSHIP OF MANOR, 1,000 ACRES.

BUCKS AND HERTS (Borders).—Beautiful and bracing position, about 400ft. above sea level, amidst lovely scenery, on gravelly soil, two-and-a-half-miles from Chalfont Station and Chorley Wood Golf Links, and about five miles from the town of Rickmansworth.



OLD PLEASURE GROUNDS AND LAKE.

The VACHE PARK ESTATE, Chalfont St. Giles, consisting of the historical Residence containing noble billiard saloon, five reception, two bath, fifteen bed and dressing rooms, servants' hall, and offices; stabling for ten, two entrance lodges, two cottages for coachman and gardener, model home farm, bailiff's house, excellent farm-buildings, and four new cottages; grand old park and woodlands; lordship of manor; four Freehold farms, and several superb building sites. In Lots as follows:—

1.	Building Site.....	13 acres.
2.	" "	12 acres.
3.	Vache Mansion and	350 acres.
4.	Harewood Downs Farm, with	
	gentleman's small residence	
5 & 7.	Water Meadows	110 acres.
6.	Misbourne Farm	10 & 11 acres.
8, 9.	Building Sites, Woodlands,	42 acres.
10 & 11.	near station, about	10 acres each.
12 & 13.	Building sites	7 and 5 acres.
14.	Field of.....	60a. long frontages.
15.	Superb Site for Mansion	28 acres.
16.	Goreland Farm, with histori-	
	cal farm-house	
17.	Woodlands of	117 acres.
18 & 20.	Fields of	100 acres.
19.	Shrubs Wood	21 and 15 acres.
21.	Roberts Farm	33 acres.

For SALE by Private Treaty, and if not so disposed of will be SOLD by AUCTION on July 21st.—Particulars of Messrs. WOODBRIDGE & SON, Solicitors, Uxbridge; of Messrs. W. and F. EYES, Land Agents, Uxbridge; and of the Auctioneers, HAMPTON & SONS, 1, Cockspur Street, S.W.

FOR THE SUMMER.



In a magnificent position, on very high ground, commanding panoramic views over a notably beautiful part of Hampshire, just over an hour from Town.—To be LET for eight or ten weeks, a well furnished RESIDENCE, containing three or four reception rooms, eight bedrooms and good offices; stabling for six; delightful grounds, lawns, flower garden, and small park.—Strongly recommended by HAMPTON & SONS, 1, Cockspur Street, S.W.

WITHIN SEVEN MILES OF TOWN.
300ft. above sea level.



TO BE SOLD, Freehold, the above attractive, old-fashioned RESIDENCE, having beautiful and uninterrupted views over the Surrey Hills. It is approached by a carriage sweep with lodge, and contains three reception rooms, conservatory, full-size billiard room, thirteen bed and dressing rooms, two bathrooms, and capital offices; electric light, telephone; stabling for four. The grounds are about three acres in extent, and include tennis and other lawns, prolific kitchen gardens and orchard, large range of glasshouses, including orchard and orchid houses, fernery, viney, greenhouses, etc.—Further particulars of HAMPTON & SONS, 1, Cockspur Street, S.W.

TO CLOSE A TRUST ESTATE.
PERFECT RIVERSIDE MANSION.



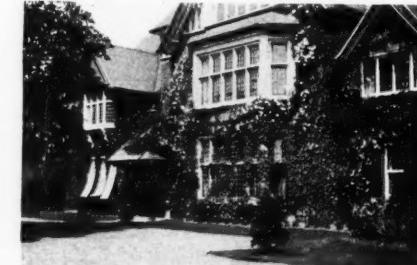
WALTON AND WEYBRIDGE (Banks of the Thames, occupying a most enviable position on rising ground in the most favourite part of the river).—The well-known and very choice Freehold RIVERSIDE ESTATE known as "Mount Felix," Walton-on-Thames; comprising a stately mansion, one of the finest examples of Italian style in England, in perfect order throughout, and replete with every modern convenience and luxury, including a most complete installation of electric light, heating apparatus, etc. It is approached by two carriage drives with three lodge entrances, and entered from a bold portico, surmounted by a lofty tower, and contains a fine reception hall 45ft. by 30ft., suite of fine entertaining rooms of handsome proportions, billiard room, lavatory, etc., passage, lift and imposing staircase to upper floor, with 25 bed and dressing rooms, boudoir, five fitted bathrooms with elaborate fittings, and very complete range of domestic offices with mens' rooms; perfect stabling for 21 horses, rooms for coachman and grooms, and summering boxes for hunters, model farmer's laundry, dairy, lovely old pleasure grounds heavily timbered and displayed in terraces, old turf lawns, etc., productive kitchen garden, range of new glasshouses, and undulating park, in all about 50 acres, with river frontage of a quarter of a mile. Close to Sandown, Kempton, Hurst Park, Windsor, and Ascot Racecourses.



MOUNT FELIX—VIEW IN GROUNDS.

FOR SALE, by order of the Trustees (in one or three lots), by Private Treaty, and if not so disposed of will be SOLD by AUCTION on July 8th. Particulars of Messrs. SHAEN, ROSCOE, MASSEY & CO., 8, Bedford Row, W.C., Solicitors; of Messrs. BANNISTER, WILLIAMS & RAM, 13, John Street, Bedford Row, W.C.; and of HAMPTON & SONS, 1, Cockspur Street, S.W.

EXCEPTIONALLY CHOICE RESIDENCE.



GORING-ON-THE-THAMES.—The above delightful RESIDENCE for SALE, surrounded by beautiful grounds and meadow land with long frontage to river. It is in splendid order, fitted with electric light, approached by drive with lodge, and contains full-sized billiard room, four reception rooms, ten to twelve bedrooms, bathrooms, boxroom, etc., stabling for four horses, coach-house, harness room, and outbuildings; large boat-house, etc., near English and R.C. churches, hunting, and golf. Very strongly recommended by the Sole Agents, HAMPTON & SONS.



STROUD (Gloucestershire; within three-quarters of a mile of the station on the G.W.R., with fast train service to London, and easily accessible to Bristol and the North. Hunting with two packs, and golf; dry, sandy soil).—The Freehold stone-built Family RESIDENCE, known as "Y Coed," Stroud, approached by a carriage drive, and containing ten bed and dressing rooms, bathroom, conservatory, two staircases, and unusually good offices, including servants' hall; stabling for two horses, gardener's and coachman's cottages; pleasure grounds of great beauty, well laid out and beautifully timbered, croquet and tennis lawns, gravelled tennis courts, kitchen and fruit gardens, summer-house, and vineeries, in all about three acres; Company's water and gas. For SALE by Private Treaty, and if not so disposed of will be SOLD by AUCTION on July 21st.

Offices: 1, COCKSPUR STREET, PALL MALL, S.W.

HAMPTON & SONS.

ON THE MENDIP HILLS.



THE above fine old Elizabethan RESIDENCE, standing in a finely-timbered park, to be LET, Furnished, for the Summer months, or Unfurnished on Lease. The House is approached by a carriage drive with lodge entrance, and contains seventeen bed and dressing rooms, five reception rooms, domestic offices, including servants' hall, housekeeper's room, etc.; stabling for seven horses; charming grounds, and walled kitchen garden, etc. Rent nominal.—Further particulars of HAMPTON & SONS, 1, Cockspur Street, S.W.

BOATING, FISHING, HUNTING, SHOOTING.



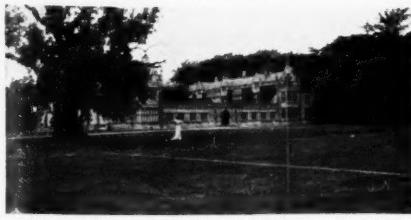
MIDHURST (close to this ancient market town, and ten minutes from the two stations; elevated position; delightful and varied views).—The Freehold RESIDENTIAL PROPERTY, Rotherfield House, Midhurst, comprising a handsome stone-built modern Residence, containing fine billiard room, conservatory, three reception, bath, and eleven bedrooms, and ground floor domestic offices; model laundry; stabling for four horses; farmery, cottages for coachman and gardener; well-maintained pleasure grounds sloping to the River Rother. Completely walled kitchen garden, glasshouses, orchard, and meadow land, in all nearly twenty acres. For SALE by Private Treaty and if not so disposed of will be Sold by Auction on July 1st.—Particulars of Messrs. NASH, FIELD & CO., Solicitors, 12, Queen Street, E.C.; and of HAMPTON & SONS, 1, Cockspur Street, S.W.

HERTS. 40 MINUTES OF TOWN.



TO BE LET. Unfurnished, an old-fashioned HOUSE recently improved and fitted with modern arrangements situate half-a-mile from a station, on gravel soil, and containing good roomy hall, four reception rooms, extensive offices, cellars, twelve bed and dressing rooms, bathroom; water laid on; stabling for nine, two cottages, and numerous outbuildings, well-timbered gardens of about four acres, and meadow land of about fifteen acres. From an immediate tenant exceptionally low terms will be accepted, the owner having another house awaiting his occupation.—Inspected by HAMPTON & SONS, 1, Cockspur Street, S.W.

HUNTING, SHOOTING.



ONE-AND-A-HALF HOURS NORTH OF LONDON.—The above handsome stone-built RESIDENCE to be LET, fully and completely Furnished, and surrounded by a delightful park, with unusually fine pleasure grounds. The sporting facilities are first class, as hunting can be enjoyed with three well-known packs, and there is capital shooting over 3,000 acres. Average bag, 2,000 pheasants, 500 partridges, 600 rabbits and 30 hares. Accommodation: six reception rooms, 20 best bed and dressing rooms, servants' rooms, and very complete domestic offices; ample stabling. One mile from station.—Further particulars of the Sole Agents, HAMPTON & SONS, 1, Cockspur Street, S.W.

GRAND SHOOTING. BEAUTIFUL OLD HOUSE.



EASTERN COUNTIES (in one of the most favourite sporting centres, close to a station, and a short drive from a good town).—For SALE, a very choice SPORTING and RESIDENTIAL ESTATE of about 4,000 acres, on which large bags have been made, and at the same time producing a most substantial rent roll. The Mansion is a beautiful structure of good architectural character, standing in a finely-wooded park, and providing ample accommodation for a good establishment, without being at all unwieldy.—Detailed particulars, plan, and views may be seen at the Agents, HAMPTON & SONS, 1, Cockspur Street, S.W.

A REALLY FINE COUNTY SEAT.



CONVENIENT for Liverpool, Manchester, and London. To be LET, for a short term of years, standing in a high position, surrounded by a magnificently-timbered park of over 300 acres in extent, and containing a herd of deer. The hunting facilities are unusually good, as six days a week can be enjoyed (without training) with three well-known packs. Shooting over 2,700 acres. The Mansion is well Furnished, fitted with electric light, and contains handsome reception rooms, upwards of 30 bedrooms, and ample domestic offices. The gardens and grounds are of great natural beauty, are in splendid order, and ornamented by a large lake, affording boating and fishing; range of stabling, cottages, etc. Inspected and recommended.

HUNTING, GOLF FISHING.



WILTS (near Chippenham).—The above excellent RESIDENCE, in the Italian style, to be SOLD or LET, Unfurnished, together with about ten acres of capital grounds, including large walled kitchen garden and pasture land. Accommodation: thirteen bedrooms, bathroom, four reception rooms, large entrance hall, full-size billiard room, etc.; good gardens, with capital lawns. Hunting four days a week, golf and fishing in the district.—Further particulars and orders to view of Messrs. HAMPTON & SONS, 1, Cockspur Street, S.W.

IN THE CHOICEST PART OF THE COUNTY.



HERTFORDSHIRE (about half an hour from Town).—To be LET, Furnished, for a term of years, the above most attractive COUNTRY SEAT, together with excellent shooting over 2,300 acres, including 400 acres of cover. It is placed on high ground on gravel soil, with lovely views, in the centre of a fine park of 150 acres, and comprises over 30 bedrooms, bathroom, three very spacious reception rooms, large hall, full-sized billiard table, servants' hall, housekeeper's room, laundry, dairy, complete offices, and every convenience; stabling for ten horses, cottages for men; very charming grounds, productive kitchen garden, forcing houses, and the usual features of a well-kept country abode; home farm of 350 acres. Main line station two miles.—For rent, including mansion, park, home farm and shooting, and all other particulars, apply to the only Agents, Messrs. CLUTTONS, 9, Whitehall Place, S.W.; or HAMPTON & SONS, 1, Cockspur Street, S.W. Personally inspected and strongly recommended.

COMMANDING POSITION. 400ft. above Sea Level.



REIGATE (about one mile of station and one-and-a-half miles from Redhill station, with good service to Town).—The charming Freehold RESIDENCE, known as "The Mount," Wraycommon, Reigate, occupying a commanding yet sheltered position, with splendid view. It contains ten bed and dressing rooms, two bathrooms, square hall, three reception rooms, fine billiard room, and domestic offices; stabling for four horses, coachman's cottage; beautiful pleasure grounds, with tennis and croquet lawns; glasshouses, productive kitchen garden and orchard, in all about three acres; gas and water laid on. Possession on completion. For SALE, by Private Treaty and if not so disposed of will be SOLD by AUCTION, on June 19th.—Particulars of LIONEL W. CLARKE, Esq., Solicitor, 10, Norfolk Street, Strand, W.C.; and of HAMPTON & SONS, 1, Cockspur Street, S.W.

GOOD SPORTING DISTRICT.



ATTRACTIVE RESIDENTIAL PROPERTY for SALE close to a small town. It extends in all to about 380 acres and includes a charming House, standing high, in a well-timbered park, with lodge entrance, and contains large entrance and inner halls, four reception rooms, conservatory, twelve bed and dressing rooms, bath, servants' hall, and offices; stabling for six, small farmery, gardener's house, etc.; pretty grounds, tennis lawn, kitchen garden, etc.; two homesteads, several cottages, and excellent pasture and arable lands, a small part being let off at £112 per annum. Would be sold with less land.—Full particulars of the Agents, Messrs. TUCKETT & SONS, 2, Basinghall Street, E.C.; and HAMPTON & SONS, 1, Cockspur Street, S.W., who are jointly concerned.

FIRST-RATE SHOOTING.—Attractive Residence in Park



SHROPSHIRE (on the borders).—To be LET, either Furnished or Unfurnished, an attractive RESIDENCE, with first-rate shooting over upwards of 3,000 acres, well stocked with game; the Residence stands high in a fine park, with delightful but inexpensive gardens, and contains five reception rooms, 23 bed and dressing rooms, and ample domestic offices; fishing. Moderate rent. Might be let for a few months.—Full particulars of the Agents, HAMPTON & SONS, 1, Cockspur Street, S.W.

XVIIth CENTURY RESIDENCE. HIGH AND BRACING



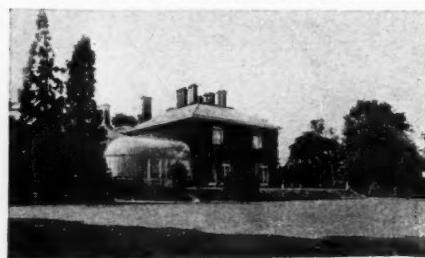
GLOUCESTERSHIRE (within one-and-a-half miles of Nailsworth, on the Midland, and six miles of Stroud on the G.W. Ry.).—The compact Freehold RESIDENTIAL PROPERTY, known as "Horsley Court," comprising a picturesque XVIIth Century Residence, containing ten bed and dressing rooms, bathroom, four reception rooms, conservatory, two staircases, and good offices; stabling and small farmery, bailiff's house, and cottage; old-fashioned pleasure grounds, pasture, arable, and woodlands, in all about 64 acres. For SALE by Private Treaty and if not so disposed of will be SOLD by AUCTION, on June 19th.

Offices: 1 COCKSPUR STREET, PALL, MALL, S.W.

ALEX. H. TURNER & CO., 199, PICCADILLY, W.

Branch Offices:—Guildford, Reading, Weybridge and Woking.

THE MOLE HOUSE ESTATE.



ANDOVER (near).—The above delightful little HOUSE, standing in a beautiful bracing position, with fine view; perfectly secluded, and contains six bedrooms, bath, three reception rooms; stabling; modern sanitary arrangement; charming old gardens, spinney, and grass land, about 20 acres. Freehold. For SALE. Price £3,000. Inspected.—Sole Agents ALEX. H. TURNER & Co., 199, Piccadilly, W.



TO GOLFERS.—Above charming little HOUSE for SALE, standing in a fine position and having good views; built expressly for present owner; five bedrooms, bath, sitting hall, and beautiful gardens of one-and-a-quarter acres; near station; hunting and fishing in district. Freehold £2,500.—ALEX. H. TURNER & Co., 199, Piccadilly, W.



THE MOLE HOUSE ESTATE. VIEW FROM RESIDENCE.

ALEX. H. TURNER & CO. will offer this exceptionally attractive Freehold PROPERTY, at the Mart, London, E.C., on the 23rd June, 1902, at 2 o'clock, in its entirety or in five Lots.—Particulars of H. N. Rose, Esq., Solicitor, 24, Lincoln's Inn Fields, W.C.; or of the Auctioneers, 199, Piccadilly, and Branches.



SURREY (Woking: 28 minutes by rail from Town, amidst the pines and heather).—To be SOLD, this exceedingly artistic RESIDENCE, with entrance lodge and carriage drive; well established grounds of two acres, including tennis lawn and paddock. Pretty square entrance hall, three reception rooms, conservatory, six bed and dressing rooms, bathroom. Stabling for two horses, coach-house and man's room. Electric light; sandy soil, and Company's water. Price £4,800. Freehold.—Inspected and recommended by ALEX. H. TURNER & Co., 199, Piccadilly, W., and Woking.



HUNTING, GOLF, AND FISHING.

OXFORDSHIRE AND BERKS BORDERS (on high ground, with gravel soil, and in a beautiful part of the county).—This picturesque stone-built RESIDENCE, with carriage drive and eleven acres, for SALE, Freehold. It contains square hall, four reception rooms, billiard room, twelve bed and dressing rooms, and bathroom (hot and cold supplies); stabling for twelve horses, coach-house, and cottage; shady old grounds, and well-stocked gardens and meadow land; good hunting, golf, and fishing in the neighbourhood.

ALEX. H. TURNER & CO. are instructed to SELL the foregoing Freehold PROPERTY by AUCTION, at the Mart, London, E.C., on Friday, June 13th, at 1 o'clock.—Particulars in course of preparation.—199, Piccadilly, W., and at Reading.



BETWEEN BASINGSTOKE AND READING.—Picturesque old-fashioned Family RESIDENCE. To be LET, in a delightful country, with excellent hunting. Contains four reception rooms, ten bed and dressing rooms, bathroom, etc. The beautiful old grounds surround the house, in all about fourteen-and-a-half acres. Capital stabling for four horses, rooms over. Rent £165 per annum.—ALEX. H. TURNER and Co., 199, Piccadilly, W.



40 MINUTES FROM WATERLOO.—The above expensively-appointed and beautifully-situated Gentleman's RESIDENCE, standing in charming matured grounds of about two and-a-half acres. Residence contains handsome entrance hall, with fireplace, eleven bed and dressing room, bath, three entertaining rooms, capital stabling; first-class sanitation; glass; gravel soil. Freehold £5,500.—Inspected and recommended by ALEX. H. TURNER & Co., 199, Piccadilly, W.

ALEX. H. TURNER & CO.,

199, PICCADILLY, W. Branch Offices:—Guildford, Reading, Weybridge and Woking.

THE LAMMAS (Esher; on the confines of Esher Place Park, and the old village green; 55 years in the occupation of the present owner).—A very picturesque RESIDENCE, with billiard room, good reception rooms, eleven bed and dressing rooms in all; gas, water, main drainage; sand and gravel subsoil; excellent stabling; exceedingly pretty gardens and grounds. Delightful district.

ALEX. H. TURNER & CO. are instructed to offer this Freehold PROPERTY, at the Mart, London, E.C., on Monday, June 23rd, 1902, at 2 o'clock.—Particulars of Messrs. GADSDEN & TREHERNE, Solicitors, 26, Bedford Row, W.C.; and of the Auctioneers, 199, Piccadilly, W., and branches.



40 MINUTES south-west of Town, high, gravel, soil, and close to pinewoods.—This handsomely furnished and picturesque RESIDENCE to be LET, containing eleven bed and dressing rooms, two bathrooms, four reception rooms, including billiard room; excellent stabling, and several acres of beautifully-timbered old grounds. Gas and water laid on. Rent 40 guineas per year.—Recommended by ALEX. H. TURNER & Co., 199, Piccadilly, W.



FOR THE SUMMER (in a delightful district, under an hour from Town).—To be LET, Furnished, this charming and picturesque old COUNTRY MANSION, situated on high ground in a grandly-timbered park and beautiful old grounds, intersected by a pretty stream affording some fishing. About 20 bed and dressing rooms, bath, and complete offices; capital stabling and coachman's cottage; golf links within easy access. Rent 30 guineas a week.—Photo. with, and recommended by, ALEX. H. TURNER and Co., 199, Piccadilly, W.



SUSSEX (in the delightful district of Ashdown Forest and East Grinstead).—To be LET, Furnished, for a year or longer, a charming old COUNTRY HOUSE, over 300ft. above sea level, in beautifully wooded miniature park and shady old grounds, long drive and lodge entrance; twelve bed and dressing rooms, bath; stabling, coachman's cottage; gas laid on; close to station, church; small shooting. Rent 400 guineas.—Inspected and recommended by ALEX. H. TURNER & Co., 199, Piccadilly, W.

PRELIMINARY ANNOUNCEMENT.

THE highly picturesque Modern RESIDENCE, known as "Caeleion," Portmore Park, Weybridge, with good hall, three spacious reception rooms, nine bed and dressing rooms fitted bathroom; gas, water, main drainage; electric light desired; newly and most tastefully decorated; with charming gardens and grounds of nearly an acre, including tennis lawn, fruit and vegetable garden. Immediate possession.

ALEX. H. TURNER & CO. are instructed to offer this very desirable Freehold PROPERTY, at the Mart, E.C. on June 23rd, 1902. Particulars in course of preparation.—199, Piccadilly, W., and at Weybridge.

MESSRS. CHAMPION & BUSBY,
27, CHARLES STREET, ST. JAMES'S, S.W.

ALL PROPERTIES IN THIS PAGE PERSONALLY INSPECTED.

£2,400 for a delightful Modern RESIDENCE, on the borders of the New Forest, near Brockenhurst, situate about eight minutes' walk from station (main line), and close to church, post and telegraph offices. The Residence, which stands in grounds of about two acres, contains hall, three reception rooms, seven bedrooms, bathroom (h. and c.), and usual offices; verandah runs partly round. House, and conservatory opens out of drawing room; good gardens and grounds. Might be Let.—Apply as above.



£4,600 for an extremely comfortable RESIDENCE on the L. & N.W. Ry., and only 35 minutes from Town, and of which the above photograph represents portion of the grounds. The Residence is situate one mile from two stations, and stands in its own well-timbered grounds of five acres. Accommodation: four reception, ten bed and dressing rooms, bathroom, etc.; stabling for three horses; the grounds include two tennis lawns, flower garden, walled kitchen garden, terraced walks, glasshouses, etc.; excellent trout fishing near.—Apply as above.

GENUINE OLD MANOR HOUSE.



£7,000 for a charming old Manor HOUSE with a courtyard, a portion of which is represented in the above photograph; situate one-and-a-quarter miles from station and two hours from Town; in the Pytchley, Grafton, and Bicester countries. This most solidly-built RESIDENCE, with walls in many places 3ft. thick, commands magnificent views, and contains entrance hall, four good reception rooms (billiard room could easily be arranged), thirteen bedrooms, bathroom, large kitchen with special grill, two servants' halls, and excellent offices. The grounds of eleven acres include pleasure and kitchen gardens, tennis lawn, greenhouse, and large paddock; perfectly-appointed stabling for ten horses, men's quarters, etc.—Strongly recommended by the Agents, as above.



5,000 GUINEAS for the above comfortable RESIDENCE, midway between Bury St. Edmunds and Colchester, or would be LET; one mile from station and town; containing hall, five reception, seven bed and dressing rooms, bathroom, kitchen, servants' hall, and offices; stabling for five horses. The picturesque grounds of seventeen acres include lawns sloping to ornamental water, two kitchen gardens, tennis court, grass land, etc., model farmery, extensive kennelling, poultry houses, glasshouses, two good cottages, boathouse, etc. Capital fishing, boating, and hunting.—Recommended by the Agents, as above.



£1,800 for the above handsome 'creeper-clad' COTTAGE RESIDENCE, situate high up in the Surrey Hills, 750ft. above sea level, in a sheltered position, ten minutes from station, with frequent and fast service of trains to Victoria and London Bridge in 40 minutes. The Residence is approached by long drive, and contains large hall (suitable for billiard table), two reception rooms and small morning room, six bedrooms, dressing room, bathroom, capital kitchens and offices; small stabling, coach-house, outbuildings, etc. The grounds of four acres include tennis or croquet lawn, flower garden, vineyard, greenhouse, etc.; large kitchen garden; Company's water; drainage perfect.—Apply as above.



£220 PER ANNUM Unfurnished near Chippenham, or would be SOLD.—A comfortable RESIDENCE the hall of which is represented in the above photograph, situate in grounds of ten acres, standing high on limestone soil, ten minutes' walk from station, containing magnificent hall, 28ft. by 18ft., thirteen bed and dressing rooms, bathroom, four reception, and billiard room; perfect stabling for eleven horses; pretty grounds, walled gardens, glasshouses, beautiful old timber; water and gas laid on; hunting with Duke of Beaufort's, golf. Strongly recommended from the Agents.—For series of photos, and other details, apply as above.



£25,000 (near) Hassocks; situate one-and-three-quarters miles from station, post-office, etc.).—To be SOLD, or would be LET, Furnished, for the Summer months, or for a term of years, the above comfortable RESIDENCE, situated in a magnificently timbered park of 170 acres. Approach by carriage drive with lodge entrance, the Residence contains fourteen bedrooms, bathrooms, four lofty reception rooms and capital domestic offices; good stabling and outbuildings, etc. The grounds cover an area of seven acres; lawns; walled kitchen gardens, vineyards, glasshouses, etc. good drainage; gas or electric light if required. Rent, Furnished, £25 guineas per annum.—Apply as above.

£4,250.—To be SOLD, a genuine XVth Century MANOR HOUSE, in 'Northamptonshire', admirably adapted as a Hunting Box, containing eight bed and dressing rooms, bathroom, four reception rooms; stabling for nine horses; grounds twelve acres.—Apply as above.

£1,650 for a particularly picturesque old-fashioned RESIDENCE, situate two-and-a-half miles from well-known market town and station in Kent, and one-and-a-half hours from Town. The Residence is prettily placed in two-and-a-half acres of quaint old-fashioned grounds, including lawns, pleasure, and kitchen gardens. Accommodation: three reception rooms, five principal bedrooms, besides dressing rooms, servants' bedrooms, etc.; stabling for several horses, etc.—Full details from the Agents, as above.



9,000 GUINEAS for the most perfectly-appointed RESIDENCE, and cheapest Property within radius of Town. The above ivy-clad Residence, situate on the South Downs, and commanding most magnificent views over 40 miles, within one-and-a-half hours of Town and two miles from station, approached by winding avenue with lodge entrance, and contains four reception, billiard, eleven bedrooms, bathroom, and usual offices; stabling for five horses. The grounds comprise two tennis lawns, pleasure and walled kitchen garden, magnificent range of glasshouses, vineyards, etc.; farm-buildings, five cottages. The Estate of 123 acres is chiefly grass land, well timbered, and in capital heart. The Residence, stables, and conservatories lighted by electricity throughout.—Most strongly recommended by the Agents, as above.



£4,500 for the above comfortable RESIDENCE, situate one mile from main line station, and near Saxmundham; approached by long avenue, entered through square portico, and containing large hall with grand staircase, with dome roof and gallery landing; three reception rooms and lavatory, kitchen and servants' hall, and offices; thirteen bed and dressing rooms, two bathrooms; stabling for four, with rooms; cottage; grounds of four acres, exceedingly well-timbered, included tennis and other lawns, pleasure and kitchen gardens; gas and Company's water; hunting, golf, and 1,100 acres shooting.—Apply as above.

CAPITAL TROUT FISHING.



£4,700 for the above old-fashioned RESIDENCE, situate one mile from good station and market town in Wiltshire, in an extremely healthy position, surrounded by sixteen acres of good pasture land, well timbered. Accommodation: ten bedrooms, bathroom, three reception rooms, and usual offices; stabling for five horses, etc. Beautiful grounds, including kitchen, flower, and pleasure gardens. A stream with capital trout fishing runs through the Property. Shooting might be arranged for. Hunting, Duke of Beaufort's and South Wilts.—Full particulars and photographs from the Agents, as above.

£180 PER ANNUM. Unfurnished, or would be LET, a comfortable Modern RESIDENCE, in North Herts, within ten minutes' walk of main line station with excellent train service to London, half-a-mile from shops, postal telegraph office, church, etc., one-and-a-quarter miles from golf links and River Lea, 600ft. above sea level with good views, dry soil, and south aspect. The House contains nine bedrooms, bathrooms (h. and c.), three large reception rooms, cloakroom, lavatory (h. and c.), and w.c.; spacious hall and landings, and ample domestic offices. The grounds of five acres comprise pleasure garden with full-sized tennis lawn, kitchen garden, and meadow.—Recommended by the Agents, as above.

MESSRS. CHAMPION & BUSBY, Auctioneers, Surveyors, and Estate Agents,
27, CHARLES STREET, ST. JAMES'S, S.W.

TELEGRAMS:
"WOOD, AGENTS,
LONDON."

MESSRS. JOHN D. WOOD & CO.,
Auctioneers and Estate Agents.
6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

For Continuation of Advertisements, see p. ix.

TELEPHONE:
2042 GERRARD.

EXQUISITE VIEWS OF SEA AND LANDSCAPE.



SLE OF WIGHT (in a grand position on the Bonchurch Undercliff, about a mile from Ventnor Station).—Two most attractive Freehold RESIDENTIAL PROPERTIES, "Hawthorn Dene," (view above), and "The Lilies," romantically disposed over the cliff sides, in a high, bracing, sheltered position over 300ft. above sea level, and commanding very beautiful views over a richly-wooded and broken landscape and coast scenery falling away to the water's edge and terminating in a magnificent expanse of ocean. The Residences contain fifteen and seven bedrooms, bath, and three and four reception rooms respectively. The larger House has stabling, and there is a capital stable site on the smaller Property. The grounds, most delightfully planted and timbered, abounding in a great wealth of foliage, and charmingly laid out in terraced, level, and sloping lawns with sheltered arbour, fine natural cave, overhanging and clustering timber, are of a most romantic character. There is also a beautiful piece of wilderness, with gravel tennis court. The respective areas are 2a. 2r. 1p. and 1a. 2r. 9p., which Messrs.

JOHN D. WOOD & CO., will SELL BY AUCTION, at the Mart, E.C., on Tuesday, July 22nd, 1902, at 2 p.m.—Particulars and conditions of Sale of Messrs. WARREN, MURTON and MILLER, Solicitors, 45, Bloomsbury Square, W.C.; and of the Auctioneers, 6, Mount Street, London, W.

NORFOLK (in the best part of).—A very fine SPORTING ESTATE of nearly 4,500 acres for SALE, at inclusive price, with valuable timber and woodlands to show excellent investment on capital. Spacious Queen Anne Mansion, standing high in deer park of 300 acres, containing large reception and billiard rooms, and some 30 bed and dressing rooms, and good offices; lovely old gardens, and large sheet of water in park. The shooting comprises an excellent light land manor showing capital partridge ground, while the woodlands carry a considerable head of pheasants. A trout stream intersects for some miles, and shows pretty fishing.—Full particulars of Messrs. JOHN D. WOOD & CO., as above. (8785.)



WOODLAND PYTCHEL HUNT.—To be LET furnished, with Shooting over 4,000 acres (good bag), XVIIth Century MANOR HOUSE, occupying very pretty situation, and containing ten or eleven bed, bath, and three reception rooms; stabling; inexpensive gardens; three miles from a town and station.—Inspected and recommended by Messrs. JOHN D. WOOD & CO., as above. (5456.)

STUD FARM OF 75 ACRES, chiefly old pasture, on the main line, within 40 minutes of London, and about two hours from Newmarket, adjoining a successful bloodstock establishment, and comprising old-fashioned Residence; eight bed, two sitting rooms, and offices, with excellent home-stable, having good loose boxes and other stabling, barns, etc. To be SOLD, Freehold.—Particulars of Messrs. JOHN D. WOOD and CO., as above. (8749.)



SOUTH SCOTLAND (Galloway; near station on main line, with direct service).—To be LET, Furnished, one of the noble homes of Scotland, a fine old Baronial MANSION, fully equipped and in good order, having about 30 bed, billiard, and eight reception rooms, and other conveniences for a family of distinction; convenient stabling; beautiful pleasure grounds, long avenue approach, two sheets of ornamental water, together with shooting over 6,000 acres (1,000 acres grouse moor, 700 acres plantation). Fair estimate bag: grouse 200, partridges 600, pheasants 300, rabbits 600. By the year, or on Lease from the Autumn, 1902.—Messrs. JOHN D. WOOD & CO., as above. (8453.)



SUSSEX (in a favourite residential district, near Goodwood and stations).—An important Freehold RESIDENTIAL ESTATE of 60 or 370 acres, comprising a spacious-planned Mansion, having a fine suite of reception, billiard, and some 22 bedrooms; fine stabling, lodges; lovely ornamental grounds, shrubberies, pinetum, beautiful park, and valuable farm land. For SALE, at a very moderate price.—Messrs. JOHN D. WOOD and CO., as above. (3667.)

WEYBRIDGE HEATH (4½ miles from London, close to station, one mile from river).—A charming Freehold RESIDENTIAL PROPERTY, on the summit of the Heath, with beautiful views; nine bed and four reception rooms; nine acres of beautiful old grounds, well wooded and tastefully laid-out, with lodge at entrance; sanitation perfect, main drainage; Company's water. For SALE.—Highly recommended by Messrs. JOHN D. WOOD & CO., as above.

CHESTER, near station, with good train service to Chester, and within easy distance of Manchester, Liverpool, etc.).—For SALE, or might be LET, a RESIDENTIAL PROPERTY of about eight acres, with an old red-brick House, overlooking very charming pleasure grounds, beautifully shaded, and having about twelve bed and dressing, three reception rooms and hall, usual offices, and outbuildings and stabling.—Personally inspected by Messrs. JOHN D. WOOD & CO., as above. (7794.)



HANTS (in the heart of the New Forest).—An ideal COTTAGE RESIDENCE; three reception and seven bedrooms; stabling; lawn, kitchen garden, and paddock. For SALE, or would be LET, Furnished.—Further particulars of Messrs. JOHN D. WOOD & CO., as above.

MEYNELL COUNTRY.—To be LET, a finely-positioned MANSION, surrounded by magnificently timbered park, of a rolling nature, with shooting over the estate of 2,300 acres, and some fishing obtainable by arrangement. The Mansion has long approaches, with lodge entrances; has been decorated and fitted regardless of expense, and is placed 600ft. above sea. Accommodation: two halls, six reception, and 24 bed and dressing rooms; stabling for ten. Home farm if desired. Personally inspected and strongly recommended, Messrs. JOHN D. WOOD & CO., as above. (5525.)

CENTRE OF THE PYTCHEL HUNT.—To be LET for a year, or for the Hunting season. Furnished. A most attractive old stone-built RESIDENCE, approached by a long drive, seated in a finely-timbered park and surrounded by delightful old shady grounds. The House is within three and-a-half miles of a main line express station, is very well furnished, and contains sixteen bed and dressing, three large lofty reception rooms; model stabling, comprising fourteen boxes; coachman's cottage. Four days a week with Pytchley, and also with Grafton, Oakley, and Cotesmore, by convenient trains. Rent, 550 guineas for year, or 16 guineas per week, for Hunting season. Strongly recommended from personal inspection of the Agents, Messrs. JOHN D. WOOD & CO., as above.



3,000 ACRES SHOOTING (one hour from Town on main line).—Bag: 1,000 pheasants, 500 partridges, 1,000 to 3,000 rabbits, 100 to 200 duck, together with capital partially furnished House, standing 400ft. above sea, on light soil, containing good hall, suite of large reception, some fifteen bedrooms, and good offices; extensive stables and outbuildings, pretty grounds. Might be LET separately.—Personally inspected by Messrs. JOHN D. WOOD & CO., as above. (4208.)

SUFFOLK.—1,200 acres of SHOOTING tone and three-quarters' rail of London, together with well furnished Family RESIDENCE, standing in beautifully-wooded but inexpensive grounds and parklands of 100 acres, and containing large hall, four good reception, and some sixteen bed, bathroom, etc.; stabling seven; three cottages. The House and Shooting will be LET, Furnished, at a moderate rental; or the House and 100 acres would be SOLD.—Personally inspected and recommended by Messrs. JOHN D. WOOD & CO., as above.



INCOLNSHIRE AND NOTTS BORDERS (fourteen miles from Retford Junction, under four miles from town and station, and one-and-a-quarter miles from G.N. and G.I. Joint Railway Station).—**GATE BURTON HALL**, comprising a first-rate mixed Shooting Manor of 2,900 acres, together with the old-fashioned, square brick-built, ivy-clad Family Mansion, situated high in grandly-timbered and finely-undulated park of large extent, overlooking magnificent panoramic views of Trent Vale to the Notts Hills in the distance. It contains hall, four reception, handsome billiard, good offices, and some 25 bed and dressing rooms. The shooting is of the most sporting description, the woodlands extending to some hundreds of acres, with good bottom capable of holding a large head of pheasants. There is capital partridge ground, and a large head of hares are shot annually, with snipe and duck in the winter. Salmon fishing in River Trent, bounding the Property for several miles. To be LET, Furnished, on Lease, or for season.—Particulars of Messrs. JOHN D. WOOD & CO., as above.

HERT AND BUCKS BORDERS.—Lovely wooded hill district, two miles from a station. An exceedingly comfortable old-fashioned MANSION, surrounded by beautiful old gardens and extensive park, and commanding delightful views over this beautiful district. It contains seventeen bed, bath, five reception, billiard room, good offices; stabling seven. To be LET, Furnished, with the shooting over 1,000 acres, or the ESTATE of 700 acres would be SOLD.—Full particulars of Messrs. JOHN D. WOOD & CO., as above.



A BOUT HALF AN HOUR FROM THE CITY.—In a neighbourhood abounding in pretty walks and drives. To be LET for July, August and September, the above well-furnished RESIDENCE, occupying a secluded position in well-timbered old grounds. It contains hall, four reception, fourteen bed, bathroom, and good office; stabling for three.—Full particulars of Messrs. JOHN D. WOOD & CO., as above. (3449.)

BLACKMORE VALE.—Four miles exclusive Trout Fishing and 2,500 acres Mixed Shooting, with well-furnished MANSION, placed in beautifully-timbered park and grounds, and having 20 bed and five reception rooms; stabling for eight, three cottages. The whole Property is lighted throughout by electricity. To be LET, Furnished, for a term up to three years, either with or without shooting.—Full details of Messrs. JOHN D. WOOD & CO., as above. (7113.)



HORSHAM (standing on an eminence, and commanding particularly beautiful and extensive views).—Well-built Modern RESIDENCE, sunny aspect, approached by carriage drive, and containing nine bed and dressing, bath, three large reception rooms; capital stabling for seven. Very pretty grounds well-shaded lawns. To be LET for August and September a 12 guineas per week.—Inspected and recommended by Messrs. JOHN D. WOOD & CO., as above. (3794.)

BATH (nine miles from; in a very beautiful part of the county, standing high, with south aspect).—To be SOLD substantially-built HOUSE, containing twelve bed, bath, three reception rooms; stabling five. The grounds from their natural position are very attractive; walled gardens, paddocks; in a 27 acres; or will be SOLD, with excellent farm, let to old tenant. Good water supply; hunting S. and W. Wilts; easy train distance of Duke of Beaufort's. Golf within five miles. Recommended from personal inspection.—Messrs. JOHN D. WOOD & CO., as above. (7435.)

MESSRS. JOHN D. WOOD & CO., Land Agents and Surveyors,
6, MOUNT STREET, LONDON, W.

Telegraphic Address: "Wood, Agents, London."

Telephone: 2042 Gerrard.

MESSRS. CRONK, ESTATE AGENTS AND AUCTIONEERS, SURVEYORS AND VALUERS,

Telephone Nos. 2500 Gerrard, and 4, Sevenoaks.

LISt of ESTATES and RESIDENCES, Hunting and Shooting Quarters, to be SOLD or LET, in the Home Counties and elsewhere. Also list of Furnished HOUSES to be LET in all parts of England, free on application, or by post for two stamps. Particulars inserted free of charge.

FURNISHED RESIDENCES for the Summer or longer.—Messrs. CRONK's List of Furnished Residences, containing a large and choice selection of Country Houses to be LET in the most favoured districts of the Home Counties and elsewhere, may be had free on application at their offices, as above, or will be sent post free for one stamp.



THIS fine old COUNTRY MANSION, surrounded by handsomely-timbered park of about 80 acres, and occupying a high and choice position in a favourite part of Kent within 30 miles of London, to be LET, Unfurnished. It contains about 23 bed and dressing rooms, bath, billiard, and three reception rooms, complete domestic offices; extensive stabling, coachman's cottage, etc. The charming grounds include flower and kitchen gardens, tennis lawn, shrubberies, glasshouses, etc.—Apply to Messrs. CRONK, as above. (511.)

MAGNIFICENTLY SITUATE IN KENT, 30 miles from London.—To be LET, an exceedingly picturesque gabled RESIDENCE, standing in finely-timbered grounds of 35 acres, in a high but sheltered position, and containing ten bed and dressing rooms, bath, billiard, and three reception rooms, excellent domestic offices; stabling for eight horses, two coach-houses, etc.; two cottages, exceptionally pretty grounds, capital kitchen garden, two meadows, and woodland.—Apply to Messrs. CRONK, as above. (6284.)



KENT (near Maidstone).—To be SOLD, a charming little Freehold ESTATE of 180 acres, beautifully situated 330ft. above sea level, commanding lovely views, and including the above stone-built Residence, standing in grandly-timbered park-like grounds, approached by a carriage drive with lodge entrance, and containing fifteen bed and dressing rooms, bath, billiard, and three handsome reception rooms, ample domestic offices, dairy, etc.; stabling and good outbuildings. The pleasure grounds, comprise lawns, flower garden, paddock, walled in kitchen garden, glasshouses, etc.; bailiff's house, two cottages and complete farm-buildings; capital shooting and hunting.—Full particulars, views, and plan at Messrs. CRONK, as above. (6306.)

ON THE BEAUTIFUL SURREY HILLS, less than an hour from Town!—A fine stone-built RESIDENCE, in Italian style, standing on a raised terrace, surrounded by 26 acres of beautifully shrubbed and timbered grounds, and commanding glorious panoramic views. It contains thirteen bed and dressing rooms, bath, billiard, and four reception rooms, conservatory, and complete domestic offices; stabling for four horses, coach-house, and rooms for man, farmary, etc.; charming and fully-matured grounds, flower and kitchen gardens, woodland walks, orchard and glasshouses. Freehold for SALE; would be LET, Furnished.—Apply to Messrs. CRONK, as above. (5663.)



ON THE SOUTH DEVON COAST.—To be LET, or SOLD, the above beautiful Marine RESIDENCE, standing in about 25 acres of grounds with long foreshore, containing seventeen bedrooms, bathroom, billiard, and four reception rooms, complete domestic offices; stabling and farmary, charming pleasure grounds, walled kitchen gardens, vineyards and peach houses, etc. Safe bathing. Station one mile.—Apply to Messrs. CRONK, as above. (5625.)

SEVENOAKS AND DISTRICT.—For all the best ESTATES AND RESIDENCES to be SOLD or LET, Furnished or Unfurnished in this delightful residential neighbourhood, apply to Messrs. CRONK, as above.



SEVENOAKS (Kent; within a few minutes' walk of the S.E. and C.Ry., station, and close to the town).—The delightful Freehold RESIDENCE depicted above and known as "Vine Lodge," occupying one of the choicest positions, on high ground, overlooking Knole Park, and commanding magnificent views over this beautiful district. The accommodation comprises fourteen bed and dressing rooms, three reception rooms, billiard room, and complete domestic offices; excellent stabling for three horses, and every appendage essential to a perfect country home. The ornamental gardens and grounds, with paddock, comprise about 22 acres; the four enclosures of meadow, having very extensive frontages to the Seal Hollow Road, could very advantageously be developed as building land, without detriment to the enjoyment of the residence and grounds.—Messrs.

CRONK will SELL by AUCTION, at the Mart, E.C., on Wednesday, June 18th, at 1 o'clock, p.m., in Four Lots. Possession on completion of purchase.—Sale particulars of Messrs. STONES, MORRIS, and STONE, Solicitors, 5, Finsbury Circus, E.C.; and of the Auctioneers, 12, Pall Mall, S.W., and Sevenoaks.



By order of Trustees.

WESTERHAM (Kent; on the southern slope of Crockham Hill, within three miles of Westerham Station, S.E. and C. Railway, and twenty-five miles from London).—The choice Freehold RESIDENTIAL ESTATE known as "Manners," Crockham Hill, Westerham, Kent, comprising an area of about 268 acres, including a picturesque old-fashioned Residence of moderate dimensions, most delightfully placed, upwards of 500ft. above sea level, on the slope of the hill, facing south, commanding magnificent views over the surrounding country. It stands in well-timbered parklands, with stabling and outbuildings, and the very productive land comprises arable, pasture, hop, orchard, and woodland in a good state of cultivation, with cottages and necessary farm-buildings, forming a very attractive and complete residential property.—For SALE by AUCTION, at the Mart, E.C., on June 18th, at 1 p.m. (unless previously disposed of), by Messrs. CRONK, as above.

IN THE SEVENOAKS DISTRICT OF KENT (two-and-a-half miles from Eynsford Station on the S.E. and C. Ry.).—The valuable and attractive AGRICULTURAL and SPORTING ESTATE, being part of the "Kingsdown Estate," situate in the parishes of Kingsdown and Shoreham, Kent, comprising about 550 acres of pasture, arable and woodland, finely situated nearly 800ft. above sea level, in this very healthy and favourite district. The Estate comprises two farms known as "East Hill" and "Knats," comprising respectively 210 and 246 acres of thereabouts, each having comfortable farm houses and the necessary outbuildings, and about 100 acres of well-disposed woodland affording excellent shooting, as the coverts and woods are admirably adapted for rearing game.—Messrs.

CRONK will SELL the above by AUCTION at the Mart, E.C., on July 16th at 1 p.m. (unless previously disposed of).—Particulars of Messrs. RASHLEIGH SON & HALL, Solicitors, 63, Lincoln's Inn Fields, W.C.; or of Messrs. CRONK, as above.



SEVENOAKS.—This charming FREEHOLD ESTATE of over 1,000 acres, situate amidst superb scenery, 700ft. above sea level, in a delightful and favourite residential district, within an hour of London, with fine Family Mansion standing in handsomely timbered grounds, approached through a unique avenue, and containing about thirty-five bedrooms, seven reception rooms, and ample domestic offices; stabling, farmary, and cottages; picturesque grounds, lawns, shrubberies, kitchen gardens, glasshouses, etc. Good hunting and shooting. To be SOLD; or Mansion might be LET, Furnished.—Full illustrated particulars of Messrs. CRONK, as above. (5281.)

UNDER TWO HOURS FROM TOWN.



HUNTINGDONSHIRE (with 200 acres of rough shooting, excellent fishing, and boating on the Great Ouse, near the ancient town of St. Ives, with its 1,000 year old bridge).—To be LET, Furnished, for a year or longer, the above delightfully situated RESIDENCE, within a mile of the station and town of St. Ives, and about four miles from Huntingdon; containing eleven bed and dressing rooms, three reception rooms, excellent domestic offices; stabling for three horses, lodge, outbuildings; beautiful grounds of about seven-and-a-half acres, tennis and croquet lawns, walled kitchen garden, etc.; excellent water and drainage. Hunting with the Fitzwilliam and Cambridgeshire Hounds. Rent only £60 guineas per annum.—Apply to Messrs. CRONK, as above. (6534.)

Germany; in the Duchy of Saxe-Coburg and Gotha.
"Schloss Zimmerberg," Tabarz, Thuringia.



TO BE SOLD, together with the magnificent and complete Furniture and appointments, the above grandly-situated RESIDENTIAL and SPORTING PROPERTY, occupying an unrivalled position in the Thuringian forests, and adjacent to the Summer Residence of the Duke of Saxe-Coburg and Gotha. The handsome Residence stands in extensive and well-timbered grounds, and contains on the upper floor twelve bedrooms, three bathrooms, etc. The fine suite of reception rooms comprises a handsome foyer in the Pompeian style, with fountain, dining room, billiard room, three drawing rooms, smoking room, large music room with organ, orchestra, grand and upright pianos. The extensive domestic offices include butler's pantry, servants' hall, housekeeper's room, etc. There is excellent stabling for six horses, coach-house, five large rooms for men, refrigerating room, etc., also laundry, store-rooms, and other outbuildings; beautifully and tastefully laid out grounds, including tennis court, flower and kitchen gardens, cycling track, paddock, etc. The Residence is most luxuriously furnished throughout in the best possible taste. A series of photos, together with full particulars, may be obtained on application to the Sole Agents, Messrs. CRONK, as above. (6493.)



KENT (in a choice position, about 40 miles from town).—This beautifully fitted modern RESIDENCE, surrounded by undulating park of 70 acres, studded with fine old timber, and containing eleven bed and dressing rooms, three bathrooms, billiard, and three reception rooms, fine hall, and excellent domestic offices; stabling for six horses, farmary, and two cottages; well shrubbed pleasure grounds, tennis lawn, etc.; gravel soil; station one mile.—Apply to Messrs. CRONK, as above. (6285.)

CHISLEHURST (in a lovely open position with beautiful views).—To be LET, Furnished, for the Summer months, a particularly attractive RESIDENCE, surrounded by charming grounds of three-and-a-quarter acres, with fine old yew hedges, and containing twelve bed and dressing rooms, two bath, and four reception rooms, capital domestic offices; stabling for three horses, coach-house, cow-shed, etc.—Apply to Messrs. CRONK, as above. (5977.)

SEVENOAKS.—To be LET, for the Summer months, a very charming and handsomely Furnished Modern RESIDENCE, finely placed in beautiful grounds of five acres, with pretty entrance lodge, and containing fifteen bed and dressing rooms, bathroom, billiard, and four reception rooms, servants' hall, housekeeper's room and usual domestic offices; stabling for six horses, coach-house, and coachman's cottage. Electric light and gas laid on.—Apply to Messrs. CRONK, as above. (1574.)

MESSRS. CRONK,

12, PALL MALL, S.W., and SEVENOAKS, KENT.

[June 7th, 1902.]

TELEGRAMS:
"MAPLE, LONDON."

**MAPLE & CO., LTD.,
AUCTIONEERS AND ESTATE AGENTS,
Tottenham Court Road, London, W., and Brighton and Eastbourne.**

CORONATION PROCESSION.
MAPLE & CO., leading agents for
ROOMS, WINDOWS, SEATS.
In all the finest positions.—Offices: Tottenham Court Road, W.
Fifteen acres; twelve bed and dressing rooms, two bathrooms, four reception rooms, and billiard room; stabling. To be Sold.



ON THE BORDERS OF HERTS AND MIDDLESEX.—To be SOLD, the FREEHOLD of this exceptionally well-built and very handsomely-fitted modern red-brick RESIDENCE, standing in well-timbered grounds of about fifteen acres, and containing twelve bed and dressing rooms, two bathrooms, handsome hall with gallery staircase, four reception rooms, and full-sized billiard room. Compact stabling and usual outbuildings; large lawn, tennis court, kitchen garden, greenhouse, wilderness walks through beautiful plantations and meadow land. South aspect. Main drainage. Gas and water laid on.—Inspected and strongly recommended by the Agents, MAPLE & Co. (Ltd.), as above. (43,152.)

MIDDLESEX (seven miles' drive from Charing Cross; very accessible to City and West End).—To be LET, an ideal little COUNTRY PROPERTY for a business man, comprising an old-fashioned Residence, in excellent order, of seven bedrooms, bathroom, three pretty sitting rooms, with large conservatory, servants' hall, and very good offices; approached by a long carriage drive with lodge, and stands in thoroughly old-world grounds of ten acres, with stabling, living rooms, cow-sheds, etc. Seven acres of meadow land could also be had. Rent £95 per annum on a long Lease; premium £350, or would be Let without premium at £160 a year.—Specially recommended by the Sole Agents, MAPLE & Co. (Ltd.), as above. (43,190.)

35 acres. This old-fashioned Residence, stabling and two cottages, to be Let.



NEAR SITTINGBOURNE (in a beautiful position).—To be LET, the charming old-fashioned RESIDENCE (depicted above), recently modernised and in perfect order; standing in finely-timbered grounds of 35 acres, and containing eight bed and dressing rooms, two halls, four handsome reception rooms, billiard room; compact stabling and buildings, bailiff's and gardener's cottages; expansive lawns, rose and kitchen garden, orchard and grass land. Rent £175 per annum; premium for improvements costing £700, and the Lease of thirteen years, £500.—Agents, MAPLE & Co. (Ltd.), as above. (43,122.)

ONE of the most beautiful ESTATES in Herts, to be SOLD, comprising a fine old MANSION, standing in a park of great natural beauty, nobly timbered, and covering upwards of 300 acres, with woods (affording good cover for game) and ornamental water; 25 bedrooms, bathroom, suite of six handsome reception rooms; beautiful pleasure grounds; extensive stabling, model farmery, glasshouses, cottages, and lodges; hunting; excellent society; extremely moderate price required for the Freehold.—Apply to MAPLE & Co. (Ltd.), as above.

On the Banks of the Thames, close to Henley.



THIS delightful Freehold Thames-side PROPERTY to be SOLD. It occupies one of the choicest positions on the river, surrounded by unrivalled scenery, and comprises the charming old-fashioned RESIDENCE (depicted above), commanding views up Bolney Reach, and standing in grounds of exceptional beauty; there are eleven bed and dressing rooms, bathroom, three pretty reception rooms, fernery and conservatory, outer and inner halls, and complete offices; excellent stabling for six horses, and a lodge; well-kept grounds with lawns; island lawn with rustic bridge and boat-house; range of greenhouses, etc. Price, Freehold, £4,500.—Agents, MAPLE and Co. (Ltd.), as above.

WORTHING (on the best part of the Marine Parade, directly facing the sea, and nearly opposite the pier).—A well-built corner Freehold RESIDENCE, containing twelve bedrooms, handsome drawing room with balcony, large dining room opening to garden, smoking room, and offices.

MAPLE & CO. (LTD.) have been favoured with instructions to SELL this Property, known as "Clarendon House," Marine Parade, Worthing, by Public AUCTION, at the Mart, Tokenhouse Yard, London, on June 17th, 1902, unless previously Sold Privately.

WATFORD (in a beautiful position, just under a mile from the station).—A beautifully-built modern red-brick and tiled RESIDENCE, standing in pretty grounds of one-and-a-quarter acres, approached by a carriage drive, and containing eight bedrooms, boxroom, bathroom, two staircases, three good reception rooms, square hall; well-matured garden, grounds; gas and water; excellent drainage.

MAPLE & CO. (LTD.) have been favoured with instructions to SELL this Property, known as "Heathdene," Langley Road, Watford, by Public AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Tuesday, June 17th, 1902, unless previously disposed of by Private Treaty.



CHISLEHURST.—To be LET or SOLD, the above, being one of the most charming RESIDENCES in this favourite and healthy neighbourhood, standing in lovely old grounds of four acres, approached by a carriage drive, and containing twelve bed and dressing rooms, bathroom, three reception rooms, and handsome billiard room, complete domestic offices; stabling for four horses, and coachman's living rooms; lovely old grounds, with plantations, and large lawns, shaded with fine old forest trees, kitchen garden, glasshouses, and outbuildings; electric light; gas and water laid on; main drainage; gravel soil; one-and-a-half miles from station, and close to golf links. Rent £500 per annum, and premium for Lease and improvements.—Personally inspected by the Agents, MAPLE & Co. (Ltd.), as above. (43,200.)



ON WEYBRIDGE HEATH (very high, adjoining St. George's Hills, absolutely secluded, and only a few minutes from the station).—For SALE, a unique RESIDENTIAL PROPERTY of nine acres, and including a charming gabled Residence (depicted above); on gravel soil, approached by a carriage drive with lodge, and containing eleven bed and dressing rooms, bathroom, five reception rooms, and billiard room; outbuildings, greenhouses, etc. The beautiful old grounds are one of the chief features; they are magnificently timbered, and in splendid order. Price 11,000 guineas.—Agents, MAPLE and Co. (Ltd.), as above. (43,197.)



SURREY (between Epsom and Wimbledon; in a beautiful part of the county, on the summit of a hill, with grand views).—This very fine gabled RESIDENCE with extensive and exquisite grounds, carriage drive and lodge entrance; twelve bedrooms, two baths, four handsome reception rooms, large hall, billiard room; stabling, small farmery, cottage; terraced grounds, kitchen garden, and paddocks. To be LET or SOLD.—Agents, MAPLE & Co. (Ltd.), as above. (41,794.)

ENFIELD.—To be SOLD, £2,000, Freehold, a very attractive RESIDENCE, standing on high ground, ten minutes' walk from the station, and containing seven bed, bath, three reception rooms, and good offices; detached stabling for two horses, coach-house, and harness room; well-matured garden of about three-quarters of an acre, with large shady lawn, flower beds, and border, greenhouse, and small kitchen garden.—Inspected and recommended by MAPLE & Co. (Ltd.), as above. (43,189.)

WITHIN SIX MILES OF HYDE PARK CORNER. MANSION AND PARK OF 65 ACRES.



WIMBLEDON COMMON.—To be LET, Furnished or Unfurnished, the above being one of the best known and most handsomely-appointed MANSIONS in this notorious health district, standing high, and commanding magnificent views over its own grounds of about 65 acres; approached by a carriage drive, with lodge, and containing 24 bed and dressing rooms, four bathrooms, noble hall, five reception rooms, billiard room and complete offices; stabling for fourteen horses, and two cottages; beautifully wooded undulating grounds of 6 acres, including pleasure gardens, shrubberies, and plantations; walled kitchen garden, glasshouses, and undulating well-wooded meadow land.—Agents, MAPLE & Co. (Ltd.), as above. (43,088.)

SMALL PLEASURE POULTRY and BEE FARM in Herts, three-quarters of a mile from main line station L. & N. W. Ry.—To be LET, a unique little Property of five and three-quarter acres, with an old fashioned Residence, containing four bedrooms, bath or bedroom, three sitting rooms, pleasure and kitchen gardens, meadow land, and orchard; Company's water; main drainage. Rent £60 per annum. Premium for Lease, to include all stock and appliances, £300.—Full details of the Sole Agents, MAPLE & Co. (Ltd.), as above.

FOUR ACRES. RESIDENCE. STABLING. PRICE FREEHOLD, £1,800.



ON THE SURREY HILLS (600ft. above sea level; within 5 minutes of Wimbledon Station, and in a select residential district).—To be SOLD, the above charming gabled Bungalow COTTAGE RESIDENCE, standing in four acres of splendidly-wooded grounds, and containing six bedrooms, dressing rooms, boxroom, bathroom, three reception rooms, large hall, small stabling and greenhouses; beautiful grounds in first-class order, abundantly stocked, and comprising tennis and croquet lawns, kitchen garden, cherry orchard, and meadow. Price Freehold £1,800.—Sole Agents, MAPLE & Co. (Ltd.), as above.

EIGHTON BUZZARD (one mile from station).—FREEHOLD for SALE at £3,700.—Modern RESIDENCE of nine bedrooms, three dressing rooms, bathroom, two staircases, large hall, four reception rooms; stabling for four horses, gardener's cottage, very pretty pleasure grounds of an acre, tennis lawn, kitchen garden. Perfect repair. Gas and water. Certified drainage. Shooting over 600 acres can be had.—Recommended by the Sole Agents, MAPLE & Co. (Ltd.), as above. (43,155.)

65 MINUTES OF TOWN.



COLCHESTER (near).—To be LET, on Lease, a compact RESIDENTIAL ESTATE of 45 acres, with the above handsome old-fashioned Family Residence, standing high on dry soil, and containing twelve bed and dressing rooms, bathroom, two staircases, fine hall, drawing room, library, dining or billiard room, morning room, and most complete offices; compact stabling for twelve horses; gardener's and coachman's cottages; beautifully-timbered park-like grounds, with terraced lawns, wilderness and plantations, walled kitchen gardens, glasshouses, etc. Rent £280 per annum.—Inspected and thoroughly recommended by the Sole Agents, MAPLE & Co. (Ltd.), as above. (43,068.)

MAPLE & CO., LTD., Land and Estate Agents, Auctioneers, etc.
TOTTENHAM COURT ROAD, LONDON, W., and BRIGHTON and EASTBOURNE.

CURTIS & HENSON, Auctioneers, Surveyors, and Land Agents,
5, MOUNT STREET, GROSVENOR SQUARE, W.

Telephone 1460 Gerrard.

Telegrams: "Submit, London."

MIDLAND COUNTIES.—Beautiful Tudor MANSION, excellently furnished, together with about 600 acres shooting, to be LET. Furnished, for a year or two, near a town and main line station. The House has been recently redone up in the best style, and has been fitted with electric light. It contains about seven reception and sixteen bed and dressing rooms; good stabling, and hunting with three packs.—Photos, and rent, with further particulars of CURTIS & HENSON, 5, Mount Street, W.

1,000 ACRES SHOOTING, together with a moderate-sized MANSION, about 40 minutes from Town, and standing about 200ft. above sea level, and seated in a magnificently-timbered park. The House contains billiard room, six reception, and about 20 bed and dressing rooms, usual offices; good stabling, etc.—Terms and further particulars of CURTIS & HENSON, who have personally inspected, and can recommend the Property, 5, Mount Street, W.



ON THE FAMOUS PEMBURY RIDGE.



TUNBRIDGE WELLS (within three miles of this very favourite health resort, only an hour from Town, in a high and magnificent situation, about 450ft. above sea level, on a sandy and gravelly soil, commanding unrivalled and extensive views over the Weald of Kent).—Announcement of SALE of the Freehold RESIDENTIAL ESTATE known as "THE LARCHE," PEMBURY, including a most substantial Family Residence, containing large hall, three or four reception rooms, about seventeen bed and dressing rooms, and three bathrooms; most perfect STABLING for SIX OR EIGHT horses, coach-houses, etc.; CHARMING OLD GROUNDS, beautifully-timbered and tastefully arranged; excellent walled kitchen gardens, glasshouses, small farmery, and park-like lands, extending in all to about 26 ACRES; three cottages.



7,000 ACRES (the finest Sporting Property in the Eastern Counties, two-and-a-half hours from Town).—To be LET, the above imposing and magnificently furnished MANSION (containing noble suite of reception and about 25 bedrooms), seated in an extensive park. The shooting is exceptionally good, and the probable bag for the ensuing season will be from 7,000 to 8,000 pheasants, 800 brace partridges, and 3,000 sundries.—Terms of CURTIS & HENSON, 5, Mount Street, W.

SHOOTING OVER 5,000 ACRES.

CHESTER.—Furnished for a term of years, together with the first-class shooting over 5,000 acres, one of the STATELY HOMES OF ENGLAND, seated in an extensive and heavily-timbered park with picturesque lakes. It contains a magnificent suite of reception rooms, including saloon or ballroom nearly 70ft. by 50ft., and ample bedroom accommodation for a nobleman's family or gentleman of wealth; stabling for fifteen; 700 acres covert; wild duck shooting; first-class hunting.—Terms of CURTIS & HENSON, 5, Mount Street, W.

WARRICKSHIRE (within easy reach of the county town).—Furnished, for the Summer or longer, an important and historical COUNTRY SEAT, erected in the time of Henry VIII., built of stone in the Gothic style. It stands in a heavily-timbered park of several hundred acres, bounded by a river; billiard, five reception, and 23 bed and dressing rooms; stabling for fifteen; shooting over 4,000 acres can be had if required.—Personally inspected by CURTIS & HENSON, 5, Mount Street, W.



TORQUAY (near to this favourite watering place, three miles from a station).—To be LET, for the Summer months, the above well-furnished RESIDENCE, situated in an ideal position and surroundings, comprising four reception and nine bedrooms; three stall stable, gardens, etc.—Rent and further particulars of CURTIS & HENSON, 5, Mount Street, W.



A VERY MODERATE RENT is asked during the Summer months for the above charming Tudor MANSION, one of the STATELY HOMES OF ENGLAND, seated in a park of some 200 acres, surrounded by lovely old Dutch gardens, of which the above gives but an inadequate idea, together with partridge shooting over 1,000 acres. The Mansion, which is magnificently furnished, contains suite of reception rooms, and about 25 bedrooms; there is stabling for 20 horses.—Further particulars and descriptive photographs of the Agents, 5, Mount Street, W.

HENLEY (near, with grounds to the river).—To be LET, for the Summer months, a charming old-fashioned RESIDENCE, dating from the conquest, and containing three reception rooms, and about nineteen bed and dressing rooms; stabling, etc.—CURTIS & HENSON have been instructed by the owner to Sell the above by Private Treaty, and shall be pleased to forward full details on application. Offices, 5, Mount Street, W.

HERTS.—To be LET, Furnished, an exceptionally well-fitted Family MANSION, standing about 500ft. above sea level, on gravel soil. It contains large hall and minstrel gallery, five reception rooms, including billiard room, and thirteen bed and dressing rooms; stabling for eight, two cottages; the pleasure grounds include ornamental wood, two large tennis courts, and kitchen garden; shooting over about 1,300 acres, about 150 brace of partridges being easily obtainable in the season; hunting with four packs.—CURTIS & HENSON, 5, Mount Street, W.

SURREY HILLS (45 minutes from Town).—To be SOLD, the above well-planned COUNTRY RESIDENCE, standing secluded in magnificently-timbered parklands of over 100 acres, and containing entrance and large inner hall, three reception rooms, and sixteen bed and dressing rooms; electric light; stabling for twelve horses, cottages, lodges, homesteads, etc. Near golf links.—Terms of CURTIS & HENSON, 5, Mount Street, W.

SPLENDID SHOOTING, HUNTING.
2,000 ACRES SHOOTING (Yorkshire).—To be SOLD, with an important Country SEAT, built of stone, containing entrance and inner halls, fine suite of reception and about 30 bedrooms; stabling for thirteen horses. Game bags.—Terms and full particulars of CURTIS & HENSON, 5, Mount Street, W.



BERKS (45 minutes from Town, in a beautiful position, on deep gravel soil and within easy reach of the river).—To be LET, Furnished, by the year or for the Summer, or Unfurnished, the above noble Modern MANSION, occupying an admirably selected site, with south aspect, well secluded in the midst of highly attractive pleasure grounds and parklands of nearly 40 acres. It contains large halls, billiard rooms, suite of handsome reception rooms, together with about 25 bedrooms; delightful gardens, stabling, etc.; all in first-class order.—Recommended by the Agents, CURTIS & HENSON, 5, Mount Street, W.

ABOUT AN HOUR FROM TOWN.—To be LET for a term of years, from March, 1902, with the right of shooting over either 500 or 3,000 acres, as may be arranged, the above exceedingly attractive Family MANSION, in good substantial decorative and sanitary repair, and lit by gas; delightfully situated on high ground, overlooking the Thames, and surrounded by charming pleasure grounds and a well-timbered park.—Full particulars of this fine Property can be had of CURTIS & HENSON, 5, Mount Street, W., who have personally inspected and can strongly recommend the same.

AN IDEAL COUNTRY RESIDENCE to be LET, Furnished, for any length of time up to four years, the above castellated Residence, in excellent order throughout, situate about a mile from a station, ten from a large town and three miles from the sea. Capital gardens, lawns, etc., stabling; modern sanitation.—Rent and further particulars of CURTIS & HENSON, 5, Mount Street, W.



IN A LOVELY DISTRICT IN DEVONSHIRE, close to a station, the above charmingly situated RESIDENCE, in a high position and commanding extensive views, comprising suite of reception rooms, ten bedrooms, bathroom, etc.; stabling for five. May be rented Furnished through the Agents, CURTIS & HENSON, from whom rent and further particulars may be obtained.

CURTIS & HENSON, Auctioneers, Surveyors, and Land Agents,
5, MOUNT STREET, GROSVENOR SQUARE, W.

**MESSRS. TRESIDDER & CO.,
ESTATE AGENTS & AUCTIONEERS,**
13A, Cockspur Street (corner of) Pall Mall, S.W.
Telegraphic Address: "Cornishmen, London."

CORNWALL.—For SALE, by strictly private negotiation—a very great bargain, an exceptionally choice ESTATE in the best social district in the county, 90 acres of lovely old grounds; thirteen bedrooms; four large reception rooms; lodge; cottages; complete in every detail and in perfect order; now in occupation of vendor. This place is one of the grandest old country homes in England, and must be seen to be appreciated.—Particulars, photos., and plan of TRESIDDER & Co. (1878.)

SUSSEX (near the coast, in a lovely situation).—Delightful old-fashioned COUNTRY HOUSE, in perfect order; large square hall; dining room and drawing room, each 33 ft. by 19 ft.; billiard room, smoking room, conservatory; ten bedrooms, bathroom; exquisite old gardens of five acres, with beautiful lawns and shady walks. Rent £136; premium £200; Lease 20 years, or for SALE Freehold.—Apply TRESIDDER & Co., who have several similar houses in the district. (1873.)



TUDOR STYLE.—This handsome stone-built HOUSE, near one of the most favourite watering places in England, noted for its equable climate, encircled by well-timbered and diversified pleasure grounds tastefully arranged in beautiful terraces, lawns, winding walks, shrubberies, etc., in all five acres; commanding from every point glorious sea and land views; five large reception rooms, ten bed and dressing rooms, bathroom, etc.; good stabling for four horses, conservatory, viney, greenhouse. For SALE by Private Treaty at an exceedingly low price; if not so disposed of, will be SOLD by AUCTION, at the Mart, E.C., on 17th July next.—Descriptive particulars, photos., and plans, of TRESIDDER & Co. (1873.)

WYE VALLEY (amid exquisite scenery).—For SALE, or LETTING, a most ideal COUNTRY RESIDENCE; three reception and billiard rooms, twelve bedrooms; stabling for six; and delightful "old world" gardens and grounds of 95 acres. Full particulars and terms of TRESIDDER & Co., who have in hand several similar properties in the same district. (1873.)



NAVAL REVIEW.—This grand old CASTLE, with unparallelled views of the Solent and Southampton Water; centrally seated in a park of 26 acres. For SALE or LETTING, Furnished or Unfurnished. The Property is of great historic interest, occupied at one time by royalty; six very handsome reception and billiard rooms, nineteen bedrooms, etc. The place altogether forms an exceedingly lovely pile, and is well known as one of the most attractive small Estates on the coast.—Elaborate particulars and set of photos, from TRESIDDER and Co., Sole Agents, 13A, Cockspur Street, S.W. (1872.)

GLOS.—£3,600 for an exceptionally attractive and handsomely-timbered little ESTATE of 70 acres (House and eight acres will be SOLD for 2,000 guineas), intersected by a running stream affording first-class boating, fishing, and bathing. Picturesque stone-built House with all modern conveniences; beautiful old gardens; good stabling, and farm-buildings; a great bargain. One of the cheapest properties in the market.—Details of TRESIDDER & Co., 13A, Cockspur Street, S.W. (1890.)



OLD-FASHIONED COUNTRY HOUSE, known as "Firwood," Halstead, containing ten bedrooms, three reception rooms, hall 21 ft. by 16 ft. 6 in., etc.; thirteen acres of delightful gardens and grounds, with much fine timber and a sheet of ornamental water. This attractive Property, including good stabling, two excellent cottages, small farmery, etc., will be SOLD by AUCTION, at the Mart, E.C., on July 17th next, unless previously Sold by Private Treaty. Particulars, with photos. and plan, of TRESIDDER & Co. (1873.)

MESSRS. TRESIDDER & CO.,
13A, Cockspur Street, S.W. (facing the Haymarket.)

MESSRS. EDMUND SMITH & CO.,
Landed Estate Agents, Surveyors, and Auctioneers,
39, King Street (Corner of), St. James's Square, S.W.
Telephone 5499 Gerrard.

STEDE HILL COURT, HARRIETSHAM, KENT.
MESSRS. EDMUND SMITH & CO. beg to announce
they have SOLD this Property by Private Contract.

GREYFRIARS, STORRINGTON, SUSSEX.
MESSRS. EDMUND SMITH & CO. beg to inform
their numerous applicants that they have Disposed of this
Residential Estate.

MESSRS. EDMUND SMITH & CO.
Are the Sole Agents for the Sale of some of the
FINEST SPORTING DOMAINS
AND LANDED ESTATES IN ENGLAND.

**STATELY MANSION, NOBLE PARK, SPLENDID
SHOOTING, AND 4½ PER CENT.**



£32,500, including timber valued at £7,500, will purchase a singularly attractive RESIDENTIAL and SPORTING ESTATE of 1,800 acres, situate one and three-quarter hours from Liverpool Street and St. Pancras, in a favourite sporting district. The Mansion is a fine building, and has recently had £7,000 spent upon it and its surroundings. The gardens are of a lovely description, while the other accessories are complete, and the farms all let to a good tenantry; extensive woodlands; splendid shooting; fishing in lake; altitude 400 ft. above sea.—Sole Agents, EDMUND SMITH and Co., as above.

A SUPERB SPORTING DOMAIN of nearly 10,000 acres, with one of the most interesting and stately moderately-sized Mansions within 75 minutes north-west from the Metropolis; magnificent park with giant timber predominant, luxuriant and extensive woods, romantic water scenery, and historical associations. The sporting is unsurpassed, and the farms produce a high return. This Estate has been extolled by many for its unique delights, and its beautiful features are dignified by its antiquity.—Particulars as to price, etc., of the Agents, EDMUND SMITH & Co., as above.

BIJOU RESIDENTIAL AND SPORTING ESTATE.



TO effect an immediate Sale, 7,150 guineas or offer (including timber) is asked for a naturally beautiful Freehold ESTATE of 260 acres, with the above small Family Residence, which occupies a magnificent site commanding superb views, and is surrounded by a wealth of timber, and approached by double drives with entrance lodges, together with stabling, cottages; also splendid farm-house and model farm-buildings, which alone cost about the above sum. There are pretty but inexpensive gardens, undulated park and woodlands, also miniature fir and pine forest; situated in a lovely part of Sussex, on high ground, about an hour's rail from the Metropolis.—EDMUND SMITH and Co., as above.

9 GUINEAS AN ACRE.—Berks Border.—SPORTING ESTATE of over 2,500 acres, with moderate-sized Mansion, small park, and very extensive woodlands.—EDMUND SMITH & Co., as above.

3 GUINEAS AN ACRE.—Freehold ESTATE of 300 acres, only 40 miles from London.—Plans and full details of the Sole Agents, EDMUND SMITH & Co., as above.

A SINGULARLY BEAUTIFUL LITTLE ESTATE.



SURREY (50 minutes main line, in a country famous for its lovely scenery, with excellent society and hunting).—A unique Freehold RESIDENTIAL ESTATE of about 50 acres and pretty old-fashioned Residence, approached by a long carriage drive, guarded by a lodge; charming gardens; good stabling, and men's quarters. The House stands high, and contains three reception, bath, nine bedrooms, modern fittings, etc. A pretty feature is a small river (with private boat-house), which bounds a lower meadow. The soil is sandy; modern drainage, main water supply; golf near. Personally inspected.—EDMUND SMITH & Co., as above.

MESSRS. EDMUND SMITH & CO.,
Landed Estate Agents, Surveyors, and Auctioneers,
39, King Street (Corner of), St. James's Square, S.W.
Telephone No. 5499 Gerrard.

WELL-KNOWN COUNTY SEAT of 2,000 acres, near South Coast, one-and-a-half hours from London, with a comfortable Mansion and every amenity, to be SOLD at a low price.—EDMUND SMITH & Co., as above.

HANTS BORDER (the Property of a nobleman).—A SPORTING and RESIDENTIAL ESTATE of about 1,900 acres, with moderate-sized Mansion, park, and every amenity; also affording splendid shooting, to be SOLD for £30,000.—EDMUND SMITH & Co., as above.



NEAR BIRMINGHAM AND WARWICK.—A small MANSION of a singularly attractive character, with lovely grounds, double carriage drive, bordered by forest trees, parks, and other lands; also romantic fishing in pool and lake, with other and perfect concomitants. Only £15,000.—EDMUND SMITH & Co., as above.

AN IDYLLIC ESTATE.
HEREFORDSHIRE.—4 per cent. clear of outgoing, which are a mere bagatelle.—A singularly choice historic RESIDENTIAL and SPORTING ESTATE of about 1,700 acres, placed in an exceptionally beautiful district, also the option of shooting over a much larger area adjoining. The Family Residence is a moderate-sized one, stands in lovely grounds, and commands superb views. There is a small park and excellent farms, nearly a'1 pasture and woodlands, with first-class trout and grayling fishing.—Personally inspected by the Sole Agents, EDMUND SMITH & Co., as above.

DEVONSHIRE COAST.—A superior YACHTING RESIDENCE, placed on high ground, with river and sea views; romantic gardens, meadow land, etc.; four reception, twelve bedrooms; salmon fishing, and golf. Photos.—EDMUND SMITH & Co., as above.

BETWEEN PANGBOURNE, READING, AND ALDERMASTON.—A beautiful RESIDENCE, containing four fine reception rooms, bath, ten bedrooms; grandly-timbered park, and small farm of nearly 10 acres, with lodges and every concomitant. To be SOLD; a bargain.—EDMUND SMITH & Co., as above.

THE LOVELIEST LITTLE PLACE ON THE THAMES (three-quarters of an hour G.W.R.); with private fishery, charming garden, and full amenities; facing a grand stretch of country. To be SOLD for £2,500 or offer. Photos.—EDMUND SMITH & Co., as above.

300 ACRES, ONLY 3,850 GUINEAS.
FREEHOLD PLEASURE FARM, with attractive small Residence, stabling, farm-buildings, and cottages; situate only 62 miles south-west from London.—EDMUND SMITH and Co., as above.



TO SPORTSMEN AND LOVERS OF THE AUTOMOBILE.

A RESIDENTIAL AND SPORTING ESTATE of 500 acres, yielding an enormous game bag for its size, and from its contour suitable for a motor track, the approach being on splendid roads near Canterbury, Folkestone, Dover, etc. There is a moderate-sized House (four reception, nine bedrooms); miniature park, lodge, cottages, stable; extensive woods, etc.; golf near. The price is a very low one.—EDMUND SMITH and Co., as above.

KING'S LYNN (Norfolk).—To be LET or SOLD, a Freehold detached Gentleman's RESIDENCE, containing six bed and dressing rooms, noble dining room, drawing room with French windows leading into garden, lofty breakfast room with French windows, bold entrance hall and staircase, excellent and convenient kitchens, larders, pantries, etc.; ornamental flower garden and carriage sweep; perfect sanitation. Situate in the pleasantest suburb of the town, and within fifteen minutes' walk of railway, post-office and churches (Established and R.C.).—For further particulars as to terms, etc., apply Messrs. CRUSO and WILKIN, Estate Agents, King's Lynn, Norfolk.

CORONATION PROCESSIONS.—Piccadilly, on club premises facing the Green Park, with back entrance. SEATS, inside and outside, 1, 2, 2½, 3, 3½, 4, 5, 6, 8, and 10 guineas each, either day, including luncheon.—Apply to Sole Agents, BEAL & MYRTLE, 3, Conduit Street, W. Telephone, 5531 Gerrard.

PERTHSHIRE (East).—To be SOLD by Private Bargain, a desirable ESTATE extending to 777 acres, or thereby, partly arable, partly moor. There are four farms on the property, all let to substantial tenants. There is a small Mansion House with inexpensive grounds. The property is bounded by a good troutting stream, and is situated within three miles of post, rail, wire, and supplies, and easy distance of golf course. The shootings are exceptionally good, including grouse and low ground game. An adjoining Estate is at present for Sale.—Apply to Messrs. SKENE, EDWARDS & GARSON, W.S. 5, Albyn Place, Edinburgh.

MESSRS. FAREBROTHER, ELLIS & CO., 29, FLEET STREET, LONDON, E.C.



BUCKS (four miles from the county town, and a similar distance from two first-class railway stations on the G.C. and L. & N.W. Railways, one-and-a-half miles from another station, and in an excellent hunting centre).—To be LET, Furnished, for three years, the above charming old MANOR HOUSE, seated in the midst of magnificently-wooded undulating parklands, in a high and bracing situation, approached by carriage drive, and containing 30 bed and dressing rooms, bathroom, five reception rooms, and very commodious offices. The Mansion is exceedingly well appointed; its reception and guests' bedrooms are well proportioned, lofty, and the whole is in good decorative repair; stabling for fifteen horses; beautiful gardens in perfect condition, lake, etc., farmery, dairy, laundry, etc.; shooting over 1,400 acres, affording excellent sport, and hunting with the Bicester, Grafton, and Whaddon Chase.—Rent and other particulars of Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (4779.)

NORTHAMPTONSHIRE (in a favoured centre).—A Modern RESIDENCE to be LET, Furnished, for the Summer months or longer. The House is well placed, commands good views of the open country, is surrounded by well-shrubbed grounds, and contains twelve bedrooms, two bathrooms, four reception rooms, and usual domestic offices; stabling for twelve horses, double coach-house, etc. The well laid out gardens are in good order, and of a most attractive description; there is an orchard, kitchen garden, greenhouses, etc. The Residence and Estate of 97 acres might be SOLD.—For further particulars apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5405.)



YORKSHIRE.—This beautiful MANSION, situated amidst charming scenery, with shooting over 2,000 acres and first-class hunting facilities, to be LET, Furnished, for a term. The Residence is handsomely appointed, in first-class order, occupies an excellent position, commands magnificent views, and contains 24 bed and dressing rooms, bathroom, four reception rooms, grand ballroom, with exquisite decorations, full complement of domestic offices; stabling for sixteen; pleasure gardens of exceptional beauty, kitchen garden, paddocks, lodges, cottages, etc. The shooting is of the best, whilst the hunting is all that could be desired. Personally inspected and strongly recommended.—For rent and further particulars apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5204.)

HANTS (in a select and favourite district, one-and-a-half miles from two railway stations).—A very attractive and valuable Freehold RESIDENTIAL ESTATE to be SOLD; beautifully situated on the borders of the New Forest, commanding fine views of the sea; approached by two long carriage drives, with entrance lodges, and containing fourteen bed and dressing rooms, bathroom, four reception rooms, and usual offices; stabling for sixteen horses, and other usual addenda. The matured pleasure grounds are of great natural beauty, and laid out with exquisite taste. A trout stream intersects the property, affording some good fishing; model farm-buildings, homestead, etc. The entire area extending to about 223 acres, over which some good shooting can be obtained.—Price, and all other particulars of Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (4972.)



SURREY HILLS (in a lovely position).—This excellent Modern Country MANSION to be SOLD, with an area of about 120 acres; it commands exceedingly fine views over a richly-wooded country; and contains sixteen bed and dressing rooms, bathroom, four reception rooms; stabling for twelve horses; charming pleasure gardens, excellent kitchen garden, lodges, five cottages, farm-house, homestead, etc.—Price and fullest particulars of Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5259.)

SALE DAYS for the YEAR 1902.

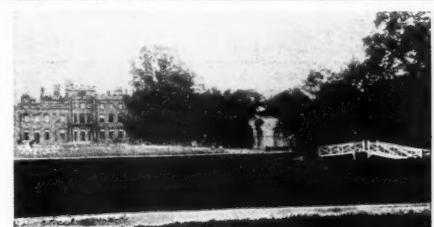
Messrs.

FAREBROTHER, ELLIS, EGERTON, BREACH,
GALSWORTHY & Co. beg to announce that the undermentioned dates have been fixed for their AUCTIONS of FREEHOLD, Copyhold and Leasold ESTATES, Reversions, Shares, Life Interest, &c., at the Auction Mart, Tokenhouse Yard, E.C. Other appointments for intermediate Sales can also be arranged.

Monday, June 16	Thursday, August 7
Monday, June 23	Thursday, September 25
Thursday, July 3	Thursday, October 9
Monday, July 7	Thursday, October 23
Thursday, July 10	Monday, November 3
Thursday, July 17	Thursday, November 20
Thursday, July 24	Thursday, December 4
Monday, July 23	Thursday, December 11

A list of forthcoming Sales by Auction is published in the advertisement columns of "The Times," "Standard," and "Morning Post," every Saturday.—Messrs.

FAREBROTHER, ELLIS & CO. also issue their monthly SCHEDULE OF PROPERTIES TO BE LET OR SOLD, comprising landed and residential estates, farms, freehold and leasehold houses, towns and country building land. City offices and warehouses, ground-rents and investments generally, which will be forwarded, free of charge, on application to their offices, No. 29, Fleet Street, Temple Bar, E.C.



THIS palatial and ancestral MANSION to be LET, Furnished, for the Summer, seated in a gloriously-timbered park of 300 acres, and most perfectly situated within half-an-hour of the Metropolis; containing about 40 bed and dressing rooms, three bathrooms, seven reception rooms, picture gallery, extensive offices; stabling for sixteen. The pleasure gardens are most beautifully designed, and of a magnificent description, kitchen gardens, etc.; the whole is surrounded by a broad and deep moat fed by a main stream, and running into a large sheet of ornamental water, with two islands, heronry, etc. The Mansion is well appointed, lighted by electricity, and is highly recommended.—For rent, etc., apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (3896.)

HERTS (in a favourite part of this choice County, and about one hour from Town).—To be LET, Furnished, for the Summer, an Elizabethan MANSION, commanding grand views and beautifully appointed; containing sixteen bed, bath, and four reception rooms; stabling for six; delightful gardens of thirteen acres.—Rent, etc., of Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5092.)

In the pretty country between Uxbridge and West Drayton.—To be SOLD, an attractive Freehold RESIDENCE, surrounded by about two-and-a-half acres of charming shady grounds. The House contains nine bed and dressing rooms, bathroom, four reception rooms, good hall, handsome conservatory, excellent offices; modern stabling for four horses; pretty garden, good orchard.—For price and other particulars apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5426.)



In a beautiful part of Kent, fifteen minutes' walk from a railway station and seven miles from the county town.—To be SOLD, the above RESIDENTIAL and SPORTING PROPERTY, comprising charming old Residence, seated in the midst of a well-timbered park, enjoying a south aspect, and standing at an altitude of 600ft. above sea level, commanding grand views for miles. It contains sixteen bed and dressing rooms, bathroom, three reception and billiard rooms, excellent offices; stabling for five. The pleasure grounds are of the usual order, kitchen garden, etc. The Estate comprises an area of about 1,000 acres, affords some good sporting, having about 330 acres of covert admirably adapted for the rearing of a large herd of game. Hunting with three packs. There are four farms on the Property.—For price, etc., apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5372.)

NOTTS.—An imposing BARONIAL MANSION, in a first-class hunting centre, together with its Sporting over about 6,000 acres, to be LET, Furnished, for a term. It is conveniently placed for two railway stations, each having an excellent service of trains to the Metropolis, stands on gravel soil in the midst of extensive park-like lands, is approached by long winding carriage drives, and contains noble entrance hall, several suites of entertaining and reception rooms, chapel, concert hall, with minstrels' gallery, billiard room, etc.; about forty bed and dressing rooms, bathrooms, ample and very commodious domestic offices; stabling for fourteen horses with the usual addenda. The grounds are extensive, of great natural beauty, and include about ten acres of wide spreading lawns, ornamental water, etc.; kitchen garden. The shooting produces a fair bag; hunting with five packs; fishing and boating. Personally inspected and recommended.—For further particulars apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (4935.)



DERBYSHIRE (three miles from a well-known town).—The above Family MANSION to be LET, Furnished, for five years or longer. It stands in a well-wooded park of about 120 acres, is approached by three entrances, commands beautiful views over a most picturesque country, and contains sixteen principal bed and dressing rooms, several servants' rooms, bathrooms, billiard, and three reception rooms, commodious domestic offices. The Mansion is well furnished, has recently been redecorated, and is in first-class order; stabling for thirteen horses, two coach-houses, three saddle rooms, etc.; charming old grounds; shooting over 2,000 acres.—Apply to FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5390.)



NEAR GUILDFORD (half-a-mile from a charming village amidst delightful rural surroundings).—To be LET, Furnished, for the Summer months, the above Picturesque PLEASURE FARM-HOUSE, standing in an old-world garden adorned with mulberry and other trees and shrubs, graced with a wealth of standard and climbing roses of all hues, with a lawn sloping to shores of a beautiful lake, approached by carriage drive, and containing six bedrooms, three reception rooms, and usual offices; stabling for two horses, harness room, double coach-house, etc.—Rent 6 guineas a week for six months.—Apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5353.)

IN THE BEAUTIFUL DISTRICT OF HASLEMERE, a mile from a charming picturesque village.—To be SOLD, an exceedingly choice RESIDENTIAL ESTATE, comprising Mansion, occupying a magnificent position, surrounded by extensive pleasure grounds, and well-wooded lands, in all about 211 acres. The Residence commands some truly grand views, and contains 24 bed and dressing rooms, five reception and billiard rooms, extensive domestic offices; it is in first-class repair, lighted throughout by electric light, and is handsomely fitted; stabling for eleven horses, etc.; unusually fine pleasure grounds, cottages, etc.—Apply to FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5387.)



SOUTH DEVON.—To be LET on Lease.—This charming fine marine views. The House is well sheltered, stands in beautiful wooded grounds of about 22 acres, extending to the edge of the cliff, approached by carriage drive, and contains nine bedrooms, billiard, and five reception rooms, usual offices; stabling for three; well-laid-out grounds; cottage; good fishing, excellent yachting, capital bathing beach.—For rent and other particulars, apply to FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5424.)

WANTED, at once to Purchase, a RESIDENTIAL ESTATE of 500 to 1,000 acres. The Mansion must have at least sixteen bedrooms, be well placed, stand high in a bracing district, amidst park-like lands, distanced about three hours of Town; and it is essential that the hunting and social advantages should be of the best; an old place not objected to. Counties preferred: Dorset, Wilts, Gloucester, Hereford, Yorks, not Home Counties.—Full particulars to FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C.

**MESSRS. FAREBROTHER, ELLIS & CO.,
29, FLEET STREET, LONDON, E.C.**

MESSRS. R. W. DENYER & CO.,
ESTATE AGENTS and AUCTIONEERS,
29, COCKSPUR STREET, PALL MALL, S.W.,
And at TUNBRIDGE WELLS and TONBRIDGE.
For Particulars of Country Estates, Residences, and Farms,
particularly in the Home Counties.

PRINTED REGISTER FREE.



EAST GRINSTEAD.—Choice RESIDENTIAL PROPERTY of sixteen acres, Residence (see above photo) containing three reception rooms and billiard room, nine bedrooms, and offices; stabling, cow-houses, etc.; extremely pretty grounds, gardens, and land, sloping down to a trout stream. Price, Freehold, 5,000 guineas.—R. W. DENYER & CO., 29, Cockspur Street, S.W.

KENT (between Tonbridge and Ashford).—Nice little PROPERTY of thirteen-and-a-half acres, good sound meadow land and gardens; five bed and two sitting rooms; good buildings. Freehold, £1,500.—R. W. DENYER & CO., 29, Cockspur Street, S.W.

FARNHAM (Surrey).—To be SOLD, or to LET, Furnished, a very Artistic RESIDENCE in its own beautiful grounds, garden and wood, and five acres; ten bed and dressing rooms, fitted bath, and offices; stabling for five horses, and rooms over. Price £5,500.—R. W. DENYER & CO., 29, Cockspur Street, S.W.

GUILDFORD (Surrey).—To be LET, or SOLD, a very nice modern House, in two acres of well-laid-out grounds, beautifully situated opposite fine open common, within one-and-a-half miles of county club; ten bed, three reception rooms, bath, and good offices. Rent £200; or price £4,500, Freehold.—R. W. DENYER & CO., 29, Cockspur Street, S.W.



SURREY PINE WOODS (about an hour's journey from Town).—A very beautiful RESIDENCE (see photo, above), having three reception rooms, billiard room, twelve bed and dressing rooms, good offices, and lovely grounds of seventeen acres, beautifully wooded and very undulating; sheltered position on very high ground; excellent stabling and cottage, glasshouses, etc. To be SOLD, Freehold. Price moderate.—R. W. DENYER & CO., 29, Cockspur Street, S.W.

CHEAP ESTATE IN KENT of 750 acres.—Fine MANSION with well-timbered park, and lake; with several farm-buildings, etc., eight cottages. £2,000 will BUY.—R. W. DENYER & CO., Tunbridge Wells.

HATFIELD DISTRICT (splendid service of trains to Town).—Choice RESIDENTIAL PROPERTY, comprising a first-class moderate-sized Family Residence with about twelve acres of beautifully-timbered grounds and park-like lands (22 acres Leasehold may be had adjoining); fine stabling, model farmery, lodge, cottage, glasshouses, etc.—Price and further details of R. W. DENYER & CO., 29, Cockspur Street, S.W.



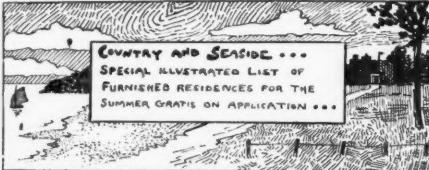
WORCESTER (in good hunting and shooting district).—Very nice little ESTATE of 136 acres (all in a ring fence), with pretty Residence (see above), farm-buildings, etc. Price moderate.—R. W. DENYER & CO., 29, Cockspur Street, S.W.

WINCHESTER (near).—Pretty RESIDENTIAL and SPORTING PROPERTY of 118 acres, considerable portion wood, with miniature park; three reception rooms, eight bedrooms; stabling, cottage, dairy, farm-buildings, etc. Capital hunting district. Price £4,500, including timber estimated at £1,000.—R. W. DENYER & CO., 29, Cockspur Street, S.W.

NEWBURY (near).—A very beautiful ESTATE of 616 acres, intersected by a trout stream, Mansion of moderate dimensions, farm-houses and buildings. Rent £600 per annum. Price Freehold moderate.—R. W. DENYER & CO., 29, Cockspur Street, S.W.

MESSRS. W. HUGHES & SON,
HOUSE, LAND, AND ESTATE AGENTS,
BRISTOL.
Established when William IV. was King.

ILLUSTRATED REGISTERS of (i.) COUNTRY and
(ii.) CLIFTON PROPERTIES gratis on application.



12 GUINEAS PER WEEK.—Fine old Tudor MANSION, in a lovely part of Gloucestershire; 20 bedrooms, lovely grounds, deer park.

10 GUINEAS PER WEEK (North Devon Coast).—Modern MANSION, in lovely wooded grounds; shooting, fishing, and hunting.

12 GUINEAS PER WEEK (Monmouth).—Well Furnished MANSION, in lovely old grounds, with long drive; good fishing; 80 acres of shooting obtainable.

6 GUINEAS PER WEEK (near Minchinhampton Links).—Well Furnished RESIDENCE, standing in pretty grounds, and containing four reception rooms, ten bed and dressing rooms, bathroom, etc.

5½ GUINEAS PER WEEK (Cornwall).—COUNTRY RESIDENCE, containing five reception rooms, twelve bedrooms, bath, etc.; gas and water laid on; grounds, eleven acres. Would be SOLD.—HUGHES & SON, Bristol.

A BARGAIN.—Near Colchester.—FOR SALE, an excellent FARM of 130 acres at the low price of 12 guineas per acre, Freehold. Immediate possession can be had, or the Farm could probably be Let for £130.—Full details from HUGHES and SON, Bristol.

E. R.

INTERESTING OLD CASTLE, standing high in a lovely part of Gloucestershire. Rent £65 per annum.—HUGHES & SON, Bristol.

OVERLOOKING THE AVON GORGE (Sneyd Park, near Clifton).—Unique little PROPERTY of about two acres, consisting of a pretty House (just put into perfect order), and containing three reception rooms, six bedrooms, bath, etc.; well-wooded grounds, and a range of glasshouses. Let at £80 per annum. The view from the House is unique, and comprises a long stretch of the River Avon (vessels passing up and down at every tide), the surrounding wooded country, the Bristol Channel, and Welsh Hills beyond. A very taking little PROPERTY in every respect.—HUGHES & SON, Bristol.

A YACHTSMAN'S OPPORTUNITY (Isle of Wight).—For SALE, about ten acres of meadow land, sloping down to the Solent, with a frontage of about 180 yards, admirably adapted for the erection of a yachting residence. Price £2,500.—HUGHES & SON, Bristol.

BRECONSHIRE (within seven miles of the market town of Builth, close to the rising health resort of Llangammarch Wells).—To be LET, a Gentleman's FARM of 175 acres, chiefly meadow and pasture; convenient modern House and buildings; one-and-a-quarter miles of excellent salmon and trout fishing in three rivers. Very healthy locality. Rent £250 per annum.—HUGHES & SON, Bristol.

WALES.—To be LET, up to the middle of October, a well Furnished MANSION, standing in an Estate of between 7,000 and 8,000 acres, with the fishing rights in about five miles of preserved water in three small rivers; also about two miles of salmon and trout fishing in the River Towy. The House contains four reception rooms, 20 bedrooms; plentiful stabling, etc.; good golf course could be made in the park. Rent £250; open to offer.—HUGHES & SON, Bristol.

GLoucestershire.



£260 per annum, or 6 guineas per week.

TO BE LET. the above well Furnished Modern RESIDENCE, in excellent order, standing in grounds of about ten acres. It contains square hall with fireplace, oak-panelled dining room, quaint-shaped drawing room, large smoking or billiard room, morning room, twelve bed and dressing rooms, bath, etc.; excellent stabling, old-fashioned and very pretty gardens, with long rose pergola, yew hedges, tennis lawn, productive kitchen garden, etc. (one man and a boy required); lodge, cottage, drive, field, extensive woods; hunting with the Ledbury, Croome, and Cotswold Hounds; 1,100 acres of good shooting can be had.—Full details from HUGHES & SON, Bristol.

WANTED, from about 25th July to 20th September, a Furnished HOUSE in North Devon, near the coast preferred, containing about thirteen to sixteen bedrooms, with rough shooting.—"G," c/o HUGHES & SON, Bristol.

WANTED TO RENT for ten weeks from the middle or end of July, a Furnished MANSION with some shooting; preferably in Gloucestershire. Rent not to exceed 15 guineas per week.—"P," c/o HUGHES & SON, BRISTOL.

MESSRS. W. HUGHES & SON,
ESTATE AGENTS,
BRISTOL.

MESSRS. YOUNG & GILLING,

(Established a Century),
LAND AND ESTATE AGENTS,
CHELTENHAM.
Telegrams: "Gillings, Cheltenham."

MESSRS. YOUNG & GILLING'S REGISTER OF PROPERTY (soth year of publication) contains particulars of Estates, Furnished and Unfurnished Residences, etc., etc., comprising all the best available Properties in CHELTENHAM, GLOUCESTERSHIRE, and WESTERN COUNTIES, a copy of which will be forwarded on application.



Fifteen acres, ornamental lake, rich pasture land; billiard room.

GLOUCESTERSHIRE (Cheltenham outskirts).—To be SOLD, LET, or possibly Unfurnished, the above, one of the most charming RESIDENTIAL ESTATES in the district, occupying most favoured position, short distance from the town, on high ground, and with well-timbered park-like grounds; picturesque undulating lawns, and ground-walled gardens, carriage drive; four sitting-rooms, billiard room, bathroom, fifteen bedrooms, extensive domestic offices hot and cold water throughout; stabling for eight; ample farm-buildings. In all respects a most complete property, with an added value in desirable and ripe building frontages. Inspected and recommended by YOUNG & GILLING, as above.



Business to be Sold; or modernized Manor House to be LET Unfurnished.

TO FRUIT AND FLOWER GROWERS.—For SALE, a valuable going concern, supplying the earliest markets; good house and 32 acres rich old pasture and choice orcharding, adaptable and extensive greenhouses; main line station one-and-a-half miles. Regular customers; good percentage profits. In going by low valuation. Or the RESIDENCE, with land up to 32 acres, more or less, would be LET Unfurnished at £100 to £130.—YOUNG & GILLING, as above.

£7,000 (Freehold), will BUY very choice medium-sized RESIDENTIAL ESTATE, near Stratford-on-Avon and Campden district, comprising old stone-built House, with 150 acres of very good land, nearly all pasture; half-a-mile from station. Hunting six days a week; fishing. Photo.—YOUNG & GILLING, as above.

ON THE THAMES (Country Seat, 55 minutes from Waterloo, about seven minutes from the river, twelve minutes from the station).—For SALE, picturesque old Queen Anne RESIDENCE, with internal modern conveniences, and 45 acres of prettily-timbered park, and including seven acres of gardens, with tennis lawns, avenue of limes, shrubberies, etc.; four reception rooms; conservatory; ten bedrooms; good hall, with oak staircase; stabling; two cottages; gas and water laid on. Price, Freehold, £12,500.—YOUNG & GILLING, as above.

GLOUCESTERSHIRE (V.W.H.).—Charming old stone-built COUNTRY HOUSE, with lovely grounds, and shooting over 2,000 acres, Unfurnished (£200), or Furnished (£400); also Furnished for Summer months; stabling for fourteen. In every way a most charming Residence.—YOUNG and GILLING, as above.

NORTH WALES (easy access of Manchester, Liverpool, and North Counties).—Unfurnished or partially Furnished, lovely old Tudor MANSION (Inigo Jones); stabling for ten; 90 acres of land, park, 2,000 acres mixed shooting. Low terms accepted.—YOUNG & GILLING, as above.

DEVONSHIRE—£7,750 will BUY (a desperate bargain) charmingly picturesque stone-built Elizabethan medium-sized MANSION, richly-timbered park, 23 acres; most lovely old grounds and gardens, about seven acres. Personally inspected and strongly recommended.—YOUNG & GILLING, as above.



Very low terms accepted; seven acres; open position; lovely views.

CHELTENHAM (in a most favourite and convenient position).—To be SOLD, or possibly LET, Furnished or Unfurnished, owing to death, the above, one of the best Residential PROPERTIES in this town, with good accommodation; stabling, ornamental grounds, paddock, in all about seven acres; large square entrance hall, four reception rooms, two staircases, twelve bedrooms, bathroom (with h. and c. water).—Personally inspected and recommended by YOUNG & GILLING, as above.

MESSRS. YOUNG & GILLING,
SURVEYORS AND VALUERS,
CHELTENHAM.

MESSRS. BATTAM & HEYWOOD,
Auctioneers, Estate Agents, and Valuers,
72, DUKE STREET, GROSVENOR SQUARE, LONDON, W.
Established 1837.



BERKS (two miles from a station, a little over an hour from London).—The above commodious Family RESIDENCE for SALE at a moderate price; it stands on gravel soil, on high ground, commands fine views, and contains four reception rooms, nine principal bedrooms, two dressing rooms, and servants' bedrooms. The stabling is for five horses; the grounds are well timbered and very pretty; there are walled kitchen garden, woodland, etc., the balance of the property being park-like grass land.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

ONE-AND-A-QUARTER HOURS FROM LONDON.
SUSSEX (in very favourite part).—To be SOLD, Freehold, an exceptionally attractive COUNTRY HOUSE, standing high, facing south-east, in first-class order throughout; having recently had a large sum of money spent upon it; drawing room, 30ft. by 18ft., conservatory, dining room, morning room, charming hall, bathroom, six bedrooms (more easily added), h. and c. water on each floor; sanitary certificate; stabling for three, two cottages, lovely old grounds, inexpensive to maintain, pasture fields, the whole extending to six acres.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.



THE ABOVE BEAUTIFUL HOUSE, situated in a good hunting district, near village, church, and post-office standing high, commanding charming views, and containing dining room, drawing room, study (all of good size), billiard room, library, domestic offices; twelve bedrooms, and bathroom. Excellent stabling, very choice grounds, walled kitchen garden, orchard and grass land. Recommended by Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

A BARGAIN AT 3,600 GUINEAS.
SURREY HILLS; 600ft. ABOVE THE SEA.
ESTATE OF 60 ACRES for SALE, at above low price, including charming HOUSE, containing three reception rooms (one 20ft. by 22ft.), square hall, and six bedrooms (more easily added); two cottages on the Estate, stabling, etc.; pretty well-matured grounds, wood, intersected by running stream, the rest grass.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.



OVERLOOKING THE SOLENT.—For SALE, or to be LET, Furnished, the above charming HOUSE, containing billiard room, two halls, conservatory, drawing room, 24ft. by 20ft., boudoir, library, dining room, 24ft. by 16ft., ten bedrooms, two bathrooms, and offices; stabling for four; exquisite grounds, with lawns, picturesque wilderness, running stream, gardener's cottage, two glasshouses.—Messrs. BATTAM and HEYWOOD, 72, Duke Street, Grosvenor Square, W.

A LITTLE OVER AN HOUR FROM TOWN (very healthy district; high ground, gravel soil).—Very attractive HOUSE of four reception rooms, twelve bed and dressing rooms, and bathroom, with stabling for three horses, and well-matured grounds, garden, orchard, and paddock (over six acres in all), for SALE, Freehold, with immediate possession.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

SURREY (in a high and beautiful position on gravel soil, commanding unrivalled views of great extent).—For SALE an old-fashioned HOUSE of three reception and twelve bedrooms, with complete offices, and having stabling, coachman's cottage, glasshouses, etc. The grounds are such as it would be difficult to equal in a property of this size, and are ornamented by a variety of grand old deciduous and coniferous trees, as well as a choice collection of flowering shrubs; good kitchen garden, etc., the whole comprising about seven acres; but more land can be had.—Full particulars of Messrs. BATTAM and HEYWOOD, 72, Duke Street, Grosvenor Square, W.



BAY OF NAPLES, ITALY.—For SALE, or might be LET Furnished, the exceptionally choice Marine RESIDENTIAL PROPERTY, known as "Maraval," which may be acquired with or without the dependence "Roccabella." It stands actually on the sea, with its luxuriant and diversified grounds of about ten acres about and behind it, rising in terraces and walks, and forming one of the most picturesque spots on the coast, and affording from every point incomparable views. There is a private harbour attached to the property, with wet dock, boat-houses, bathing house, boat slipway and quays. The House contains noble hall, 35 ft. square, drawing room, dining room, a magnificent terrace on the sea front, billiard room, with full-sized English table, library, boudoir, studies, marble staircase, bathroom, and 24 bedrooms (say sixteen for the family and eight for servants); and "Roccabella" contains three reception rooms and ten bedrooms, and enjoys the same beautiful views as "Maraval." The grounds are richly wooded, laid out with great skill; and the stabling is for seven horses; other buildings, including gardeners' houses, two lodges, laundry, glasshouses, etc. The grounds contain a private chapel, richly ornamented. First-class water supply; the houses are heated throughout by calorifiers; the furniture and fittings are of the best description, and will be sold if desired with the property. Such an opportunity rarely presents itself of acquiring a residence on the Mediterranean, equally delightful in summer and winter, and ready for immediate occupation. For illustrated and detailed particulars, apply to Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.



PICTURESQUE SWISS CHALET (situated at a height of 4,500ft. above the sea) to be SOLD, or LET Furnished for the summer. It is well sheltered by pine forests and by higher mountains which (though some distance from the house) effectively screen it from cold winds; it dominates the hamlet of Villars, so well known to tourists, and has a matchless view over the principal defiles of the Rhone Valley, La Dent du Midi, the Glacier du Trient, and the neighbouring mountains. It is very easily reached in about three hours by an excellent carriage road of easy ascent from Aigle, the last half mile of road being on the estate, and there is also a mountain railway from Bex, whence the property is reached in one hour. Villars station being within a mile. The accommodation comprises library, drawing room, dining room, smoking room, with domestic offices and bedroom accommodation for sixteen to twenty people, including servants. There are tennis and croquet grounds, gardens with rockwork and alpine plants, terraces, kitchen and fruit gardens, pastures, pine woods, etc., the whole estate extending to about 35 acres, and being intersected by numerous walks and paths, affording beautiful views. Several smaller chalets have been erected to serve as extra bachelor or servants' accommodation; laundry, stables. The House is exceptionally well furnished, and there is an inexhaustible supply of pure water by gravitation. Telegraph office (open all the year round) one and a-half miles. Two postal deliveries daily in summer. All supplies are easy to obtain. To treat for the purchase or hire of the Property apply to Messrs. BATTAM and HEYWOOD, 72, Duke Street, Grosvenor Square, London, W.

SOUTH COAST.



THE above exquisite HOUSE, surrounded by heavily timbered grounds and park, with rich pasture lands, in all 700 acres, for SALE at a sacrifice; it is 500ft. above sea level, commands extensive and beautiful views; is perfectly appointed in every way, and affords accommodation for a large establishment. Strongly recommended.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

PRICE £1,250.

CHELMSFORD AND INGATSTONE (near; 30ft. above sea level).—Small, quaint, old-fashioned COUNTRY HOUSE, approached by a long drive, with stabling for four horses; finely-timbered grounds, productive kitchen garden, orchard and meadow of about three acres; hunting with two packs.—Full particulars of Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.



WOKING (surrounded by large expanses of heather-clad commons, near golf links, and within easy distance of station).—The above Modern HOUSE for SALE, with two acres of grounds; large hall, three reception rooms, eight bedrooms.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.



NORFOLK.—Shooting over 1,400 acres to be LET, with banks; hall, four reception, and thirteen bedrooms; stabling, pretty grounds, kitchen garden, and ten to 30 acres of grass land; game bag on application.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.



SURREY AND SUSSEX BORDERS.—The above charming HOUSE for SALE; it is 300ft. above the sea, commands good views, has south-west aspect, on subsoil of sand, is most artistically fitted, has stabling with rooms over, and grounds of between three and four acres, traversed by a stream, and well matured.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

7,000 ACRES SHOOTING, with very fine Furrowed MANSION, containing accommodation for a large establishment, to be LET. Highly recommended.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

TROUT FISHING.
WILTS (one mile from station).—Old-fashioned COUNTRY HOUSE, in excellent order, to be SOLD, or LET. Furnished; approached by a drive 300 yards long; it has south-east aspect, and contains three good reception rooms, ten bedrooms, bathroom, and offices; the stabling is for five horses, and the grounds, though inexpensive to maintain, are of great attraction; tennis and croquet lawn, well-stocked kitchen garden, orchard, and grass land, the whole extending to sixteen acres, but more land (probably up to 100 acres), could be had. A trout stream intersects the Property.—Messrs. BATTAM and HEYWOOD, 72, Duke Street, Grosvenor Square, W.



SALMON AND TROUT FISHING FOR SOME MILES.
A MIDST LOVELY SCENERY.—For SALE, or to be LET, Furnished, the above moderate-sized RESIDENCE, standing on a knoll, commanding exquisite views over a beautiful valley, with range of hills beyond. The grounds are of remarkable attraction; there is a large rabbit warren, and the shooting over the other lands included in the Estate is excellent; there are wild fowl and some grouse. The area of the Property is over 700 acres, but some 400 acres adjoining may be purchased in addition, and shooting over in all 4,000 acres may be hired with the Furnished House. A good trout stream traverses the Estate, and salmon fishing in the minutes of water available with the House. A little hunting in the district.—Plans and further particulars of Messrs. BATTAM and HEYWOOD, 72, Duke Street, Grosvenor Square, W.

MESSRS. BATTAM & HEYWOOD, Land Agents and Surveyors,
72, DUKE STREET, GROSVENOR SQUARE, LONDON, W.

WM. R. NICHOLAS & CO.,

43a, PALL MALL, S.W., and BLAGRAVE STREET, READING.

NEAR ABINGDON AND OXFORD.



THE above quaint and picturesque OLD MILL HOUSE, known as "Marcham Mill," Abingdon, occupying charming situation on the River Ock, and capable of conversion, at a moderate outlay, into a unique artistic Residential Property, comprising the Old Mill House, outbuildings, cottage, and about four-and-a-half acres of excellent orchard and meadow, will be offered by AUCTION, at the Mart, Tokenhouse Yard, E.C., on Wednesday, 11th June, 1902, at 1 o'clock by Messrs.

WM. R. NICHOLAS & CO.—Early possession can be obtained, and the Property is admirably adapted for occupation as a hunting or fishing box.—Particulars, plans, and photos, of the Solicitors, Messrs. DURHAM, CARTER & DURHAM, Kingston-on-Thames, and 3, Arundel Street, W.C.; or of the Auctioneers, Blagrave Street, Reading, and 43a, Pall Mall, S.W.

BUCKS (400ft. above sea level, within 25 miles of London, in the midst of beautiful wooded country, surrounded by large estates).—A most attractive RESIDENTIAL ESTATE, known as "Red Barn Farm," Coleshill, near Amersham, comprising comfortable red-brick farm-house, with yards, barns, and buildings, a number of enclosures of pasture and arable and picturesque woodland. A magnificent site for a country residence. Sheltered by thick woods and plantations, and possessing lovely views of great extent to the south and west. Will be offered for SALE by AUCTION by Messrs.

WM. R. NICHOLAS & CO., at the Mart, Tokenhouse Yard, E.C., on Wednesday, 11th June, 1902, at 1 o'clock precisely.—Particulars, plans, and conditions of Sale may be obtained of the Solicitors, Messrs. PARKER & SONS, High Wycombe; or of the Auctioneers, 43a, Pall Mall, S.W., and at Reading.

700 ACRES. 4 PER CENT. VALE OF AYLESBURY.
Delightful Manor House. Whole Parish and Advowson.



70 MINUTES OF TOWN by new line now being made, and now about 85 minutes.—For SALE, an important ESTATE, producing net £850 per annum. The land, which comprises the whole of the parish, is of first-class quality, the district being noted for the richness of its soil. The old-fashioned Family Residence could be easily enlarged. It is surrounded by gardens and old meadows, well-timbered and of great beauty. The accommodation consists at present of seven bedrooms, also servants' rooms or attics, good hall, three reception rooms and offices; excellent stabling; plenty of buildings, and eight cottages. The presentation to the church living belongs to Estate. Net rent roll £850, and will be sold to pay nearly 4 per cent.—Full particulars on application. (10,249.)



SUFFOLK (on high ground, one mile of two stations, London reached under two hours; close to church and post-office; dry, healthy, gravel soil).—For SALE, Freehold, or to LET, on Lease, an attractive brick-built RESIDENCE, standing in well-timbered grounds, and with good pasture land sloping down to river banks, in all about seventeen acres. Accommodation: four to five reception rooms, seven bed and dressing rooms; stabling for five, two cottages, model farmery; good hunting and shooting. Price £5,250. (8119.)



DEVON AND CORNWALL BORDERS (one mile of station, G.W. Ry., and three miles important town).—For SALE, a valuable ESTATE of some 350 acres, with a charming old Elizabethan Residence, standing 500ft. above sea, bracing position, and containing four reception rooms, eight beds, and bath; stabling. Whole Estate in ring fence, and produces a rent roll of about £700. Shooting and fishing. Price £17,000. (10,118.)

HANTS (Basingstoke); in a charming locality, within two miles of a station on the main L. & S.W. Ry., standing in beautifully-timbered wide-spreading lawns and grounds, near church, post-office, and doctor, telegraph office and shop, one-and-a-half miles distant, on sandy soil, and beautifully situated in the pinewood district).—To be SOLD, Freehold, or LET. Unfurnished, on Lease, with less land, a very picturesque old-fashioned RESIDENCE, with an excellent five-roomed lodge at entrance, and containing entrance hall, inner lounge hall 21ft. by 15ft, drawing room 25ft. by 18ft., dining room 25ft. by 16ft., boudoir 18ft. by 10ft., smoking room 16ft. by 11ft., excellent domestic offices, six best bedrooms, six secondary and servants' bedrooms, bathroom (b. and c. water), three excellent attics, two of which make capital bedrooms; there is excellent stabling, comprising enclosed yard, four loose boxes, three stalls, harness room, three rooms over, loft, large coach-house, gig house, and usual outbuildings. The grounds are tastefully arranged, and comprise very fine lawn round House, beautifully timbered, and extending over an area of about two acres, flower gardens, two excellent walled kitchen gardens, well-stocked orchard in full bearing, and two capital paddocks, in all about thirteen acres. In addition to this there is a good sound grass or dairy farm, covering an area of about 32 acres. The whole is in a ring fence.—Inspected and recommended by the Agents, (9590.)



EAST RIDING OF YORKSHIRE.—For SALE, at a moderate price, an old-fashioned COUNTRY RESIDENCE, standing in prettily laid-out grounds, parkland of about 30 acres. It contains four reception rooms, ten bedrooms, and servants' accommodation; stabling for six, gardener's cottage, and lodge entrance; also farm-house buildings and about 170 acres of land, let off at £170 per annum. Healthy and bracing locality. Good sporting district. (9174.)

G. N. R.Y.—ESTATE, 100 acres, to pay about 4 per cent. net, or Residence and park only. Excellent hunting centre on confines of the Dukeries. House is in capital order, and very handsomely decorated; contains 20 bed and dressing rooms, two bath, billiard, and handsome suite of reception rooms; beautiful avenue drive quarter-of-a-mile. Property has been personally inspected, and is very strongly recommended. (10,409.)



WARWICKSHIRE.—Particularly well-built RESIDENCE, in perfect order, approached by long avenue drive, lodge entrance, and standing in prettily-timbered park, to be SOLD. Contains fourteen bedrooms, three dressing rooms, and two nurseries, bath, spacious hall, heated, three large lofty and handsomely-fitted reception rooms, full-sized billiard room; excellent stabling; conservatory, glasshouses, and buildings, etc.; the grounds are inexpensive, laid out in charming lawns, magnificently timbered, with cedar, forest, and ornamental trees, good walled kitchen gardens, the whole divided from the parkland by bay-hive fence; total area 145 acres. Hunting with Warwickshire and Atherton Hounds; fishing and shooting can be had; excellent society; market town and station two miles. The whole is in perfect order, and forms a most covetable Property. Strongly recommended from personal inspection. Price is very moderate to ensure an early Sale. (10,422.)

KING EDWARD VII.'S CORONATION

26th and 27th JUNE, 1902.

WM. R. NICHOLAS & CO. have a large selection of SEATS, WINDOWS, and BALCONIES in the best positions in the West End, including:—

PALL MALL.

First floor, three windows, two days, 250 guineas.
Second floor, three windows and balcony, first day, 250 guineas.
Second floor, two windows and balcony, two days, 150 guineas.
Ground floor, four windows, second day, 100 guineas.
Ground floor and retiring rooms, two days, 250 guineas.

COCKSPUR STREET.

Ground floor for small party, two days, 150 guineas.
First floor, large bay windows, two days, 100 and 200 guineas.

PICCADILLY.

First floor, two windows, two days, 350 guineas.

ST. JAMES'S STREET.

First floor, two windows, two days, 50 guineas.
First floor, three windows, first day, 250 guineas.
First floor, one window, first day, 80 guineas.
First floor, two windows, two days, 250 guineas.

Second floor, large bay window, two days, 350 guineas.

LUDGATE HILL.—Splendid first floor for large party. Price 70 guineas or near offer.

LUDGATE HILL.—Spacious first floor, suitable for party of over 100. Price £150, or offer.

SEATS for CORONATION DAY,

Prices 3 guineas to 10 guineas.

SEATS for LONG PROCESSION, June 27th.

MESSRS. NICHOLAS & CO. have made special arrangements for parties of ten and upwards to secure seats on grand stands at greatly reduced prices.—Particulars of the above, and of many other places in the West End and City, can be obtained of the Agents.

HERTS AND MIDDLESEX BORDERS (in a lovely district; under half-a-mile of station, whence London is reached by a frequent express train service in about 30 minutes).—For SALE, Freehold, an unusually attractive RESIDENTIAL PROPERTY, comprising about six-and-a-half acres of heavily-timbered old gardens, lawns, and woodlands. The House occupies one of the prettiest spots in the neighbourhood, is approached through the grounds by a carriage drive; contains twelve bedrooms, bathroom, drawing room of magnificent proportions, very large dining room, morning room, library, good entrance hall, and a large inner hall, excellent domestic offices; stabling, three stalls, coach-house, and two cottages; the grounds are perfectly secluded, are inexpensive to maintain, one gardener and a boy being all that are required; main drainage; Company's water and gas. The whole Property is in excellent repair. Price, Freehold, a very moderate one.—Photos, of the Agents, Messrs. WM. R. NICHOLAS & CO., 43a, Pall Mall, S.W. (6114.)

WEST OF ENGLAND (a mile from two stations).—To be SOLD, a Freehold RESIDENTIAL PROPERTY, extending to about 20 acres. The House, which is substantially built of red brick upon gravel soil, facing west, contains the following accommodation: dining room 20ft. by 16ft., drawing room 18ft. by 18ft., library and billiard room combined 33ft. by 22ft., four principal and four secondary bedrooms, dressing room, and bathroom; the domestic offices include kitchen, larder, scullery, dairy, cellar, lavatory on ground and first floors; the grounds are nicely laid out, and include pleasure garden, large kitchen garden with conservatory and forcing pits; the pasture land extends to about fifteen acres; the stabling comprises two-stall stable, loose box, and loft over, double coach-house, and there is also a gardener's cottage. Splendid hunting can be enjoyed in the district. Tithe £4 12s. 7d. Price £4,500, Freehold. (8118.)

AMONG THE BERKSHIRE DOWNS.



ACAPITALLY situated small Freehold ESTATE of about 280 acres, comprising comfortable House: six bedrooms, three reception rooms; stabling and first-class farm-buildings, together with good pasture, sound arable and woodlands, and 40 acres of down land. The Residence is well adapted for the occupation of a gentleman farmer. It is situated less than one-and-a-half miles from a railway station, and a few miles from an important market town. A low price will be accepted from an immediate purchaser. (8069.)

WM. R. NICHOLAS & CO.,

43a, PALL MALL, S.W., and BLAGRAVE STREET, READING.

WANTED.

WANTED, urgently, for ten or twelve weeks during the Summer, a large COUNTRY MANSION, in park or extensive grounds, about one-and-a-half hours from Town, with 25 bedrooms, four reception rooms, and good men servant's rooms; stabling for ten horses. Owners, desirous of letting, communicate with "E.B., c/o HAMPTON & SONS, 1, Cockspur Street, S.W."

MESSRS. WALTON & LEE are seeking properties of the descriptions given below for clients of theirs who are bona-fide purchasers, and they respectfully invite owners thinking of selling to communicate with them. As many are naturally averse to the fact of their intention to sell becoming known, Messrs. WALTON & LEE, would respect a wish so expressed, and disclose the identity of a property only where the circumstances justify their introducing it to their clients.

WANTED, in Westmoreland, Cumberland, or one of the northern counties, to BUY a good PROPERTY or RESIDENTIAL ESTATE of not less than 1,500 acres, which will afford good fishing and shooting (a property with a grouse moor forming part would be preferred, though not essential). The Mansion must be nicely situated, with good surroundings, and contain not less than eighteen bedrooms.—Short particulars, stating situation, river, area, total rental, outgoings, and price, to be addressed to "MERCHANT," Messrs. WALTON & LEE, 10, Mount Street, London, W.

WANTED (within two hours of London preferred) to PURCHASE, a good HOUSE, which must be in a park, and have all the characteristics of a county Family Residence; land up to about 500 acres preferred, but a larger estate would be entertained if otherwise suitable.—Apply to "M.P.," Messrs. WALTON & LEE, 10, Mount Street, London, W.

WANTED TO PURCHASE, small SPORTING RESIDENTIAL ESTATE, within one-and-a-half hours of London, Berkshire preferred, from 200 to 400 acres. Old-fashioned Residence on high ground, dry soil; twelve to fourteen bedrooms, four reception rooms; also good farm-buildings and cottages, about one-third arable, one-third grass, one-third wood; good water supply essential; stabling for six.—Send full particulars to "J.T.," c/o Messrs. WALTON & LEE, 10, Mount Street, London, W.

WANTED TO PURCHASE, by a Member of Parliament, within a convenient run for week-end, an important MANSION, old-established, of character preferred; surrounded by fine parklands of 500 to 1,000 acres, with long drives and complete privacy to gardens and surroundings. Good entertaining rooms are wanted, and about 30 bedrooms; but a house capable of adding to, or remodelling, would be considered on a property otherwise suitable.—Send particulars to "Vanity Fair," c/o Messrs. JOHN D. WOOD & CO., 6, Mount Street, London, W.

WANTED TO PURCHASE, in any fairly bracing district, preferably where fair second-class hunting can be had, not north of North Derbyshire, a first-class SPORTING ESTATE of about 4,000 acres, possibly more or less if shooting can be rented, with a good house of some importance, having about 20-30 bedrooms, with interior appointments, etc., up-to-date preferred. Advertiser is most anxious to settle on an estate for early purchase, and will invest from £60,000 up to even a quarter of a million for the right place with suitable return.—Communications to "Sport," c/o Messrs. JOHN D. WOOD & CO., 6, Mount Street, London, W.

WANTED TO PURCHASE (preferably in Hampshire, within five miles main line station with good train service to London), a RESIDENTIAL PROPERTY of 300-500 acres; must include good old House, possessing some distinguishing character, surrounded by well-timbered grass, and standing high south-east or south-west aspect. Accommodation: eighteen to 20 bed, good reception rooms, and useful offices and stabling; but smaller House, if capable of enlargement, might be considered. From £20,000 to £25,000 would be paid for the right place. If good shooting and trout fishing were obtainable on lease, it would be an attraction.—Particulars to "859," c/o Messrs. JOHN D. WOOD & CO., 6, Mount Street, London, W.

WANTED (Norfolk or Suffolk; with early possession).—Well Furnished or partly Furnished HOUSE, for a term of years, with from 3,000 to 6,000 acres of shooting; good partridge land and covers, to hold from 3,000 to 4,000 pheasants. House to occupy good position, situate in a park of 200 to 300 acres, and to contain about 20 bed and five reception rooms; stabling for twelve horses. Good rental will be paid for suitable place. Send full particulars to "Bedford," c/o Messrs. JOHN D. WOOD & CO., 6, Mount Street, London, W.

WANTED TO PURCHASE, a good all-round SPORTING ESTATE of about 2,500 to 3,000 acres, preferably in Warwickshire, or Glos., and Oxon., in the districts adjoining South Warwick. The House to contain about 25 bed, good reception rooms, and offices. Excellent partridge shooting and plenty of small well-placed coverts capable of carrying good head of pheasants; some trout fishing liked. House of some character greatly preferred.—Send particulars to "Liverpool," c/o Messrs. JOHN D. WOOD & CO., 6, Mount Street, London, W.

WANTED, on the north coast of Cornwall, for six weeks from about the 1st of August, a small HOUSE or FARMHOUSE, at or near the sea-side; two or three sitting rooms; or four to six bedrooms, with or without attendance.—36 Campden Hill Gardens, W.

WANTED, a HOUSE for August and September, in Shropshire, Yorkshire, or North Wales; twelve bedrooms, three or four sitting rooms; good stabling for four horses. High situation, good views; tennis lawn; good water supply. Within two miles of station. Rent 10-12 guineas a week.—Apply "J. D. D.," 17, Kensington Park Gardens, W.

WANTED TO RENT OR PURCHASE, a gentleman's RESIDENCE, containing eight to ten bedrooms, and three reception rooms; stabling for five horses; and 100 to 150 acres of good pasture land. Shropshire or Cheshire preferred. Approximate price £600.—Full particulars to BRUTON KNOWLES & CO., Albion Chambers, Gloucester.

WANTED, a good PARTRIDGE SHOOT, promising 500 to 1,000 brace.—State full particulars, especially game bags, to "G. F.," Bolton's Library, 39, St. George's Place, Knightsbridge, S.W. No lists.

WANTED, for August and September, Furnished HOUSE of three sitting and ten or twelve bedrooms, with 3,000 to 5,000 acres of rough shooting; no low ground; in Scotland, Devon, and Cornwall.—E. NORTON, Fareham, Hants.

WANTED, near Shrewsbury or Chester, a large Furnished MANSION on a three years' Lease; eighteen bedrooms, four reception rooms.—BELL, WILLIAMS, SON & CO., 40, North John Street, Liverpool.

WANTED, Unfurnished COUNTRY HOUSE, Herefordshire or Shropshire preferred; three reception rooms, seven to eight bedrooms, lavatory downstairs, bathroom (h. and c.); good kitchens and offices; stabling for two, groom's room; good garden (orchard if possible); gravel soil; near station. Rent £70 to £80.—H., Hillcote, Bideford.

WANTED.—Continued.

WANTED immediately to PURCHASE, with early possession, for a maximum of £4,000, in Gloucestershire, Warwickshire, North Wilts, North Hants, Staffordshire, Derbyshire, or Worcestershire, a spacious, well-built COUNTRY HOUSE, in good order, and containing about ten bedrooms and four or five reception rooms; stabling not essential; matured grounds of about two acres. Property should be in the near neighbourhood of a town, affording some society; advertiser might buy a village house; near station; golf wanted; gas and main drainage preferred. Replies from agents considered.—Address full particulars No. 209, KEITH and CO., 43, George Street, Edinburgh.

SOUTHERN COUNTY (within view of sea).—Wanted early in 1903, for one year, with option of extension, small pretty COUNTRY HOUSE, Furnished or Unfurnished; three sitting, four good bed, two servants' rooms; coach, stabling for two; good garden, gardener's cottage, about five acres land; near golf course, three miles railway station.—Address "COLONEL," c/o DAWSON & SONS, 121, Cannon Street, London, E.C.

MESSRS. HANKINSON & SON, ESTATE AGENTS AND AUCTIONEERS, Richmond Chambers, Bournemouth; 2, St. John's Buildings, Boscombe; and 62, High Street, Camberley.



CHRISTCHURCH (near).—TO YACHTSMEN AND OTHERS.—The above beautiful Marine RESIDENTIAL PROPERTY, for SALE or to be LET, Furnished or Unfurnished. Excellent salmon and sea fishing, hunting, golf, boating, and yachting. The Property comprises charming old-fashioned Residence, standing in delightful matured shady garden sloping down to the sea-shore, extending to about three-and-a-half acres. The House is fitted with every modern convenience and luxury, and contains entrance lobby and lavatory, cloak closet, etc.; quaint garden hall, dining room 20ft. by 18ft., with large bay; drawing room 27ft. by 18ft., side hall window recess, library or smoking room 25ft. by 17ft. 6in., schoolroom, and conservatory. The offices comprise servants' hall, butler's pantry, with strong room, two menservants' rooms, kitchen, scullery, pantry, larder, ample cellarage, etc. On the upper floors, with principal and secondary staircases, are nine best bedrooms, one dressing room, bathroom, four maid servants' rooms, and boxroom, etc. Gas and water laid on. Telephone communication with the local and trunk lines and telegraph offices. The stabling comprises seven stalls, two boxes, washing box, two coach-houses, harness room, and three rooms over for coachman, large loft, and accommodation for grooms. Adjoining is a capital cottage for gardener.—Price and rent on application. (C.F. 10.)



CHRISTCHURCH (Hants).—Messrs. HANKINSON & SON will SELL by AUCTION, at The King's Arms Hotel, Christchurch, on Thursday, June 5th, 1902, at 4.30 p.m., unless previously disposed of by Private Contract, the above valuable Freehold VILLA RESIDENCE known as "Stourville," standing in its own ornamental grounds of about three-quarters of an acre, situate about one mile from the railway station on the main road to Bournemouth. The accommodation comprises three reception rooms, five bedrooms, bathroom, and excellent domestic offices. New system of drainage established, and water laid on from the Company's mains. At present let at £70 per annum, but possession can be had on the 29th of September next.

ALSO THE ADJOINING DETACHED FREEHOLD VILLA known as "Rosalie," with stabling and good garden. The accommodation comprises three sitting rooms, five bed and dressing rooms, bathroom, and offices. Estimated rental value £50 per annum. Possession on completion of the purchase.—Particulars and conditions of Sale, with plan, may be obtained of Messrs. ROWLANDS & CO., Solicitors, 41, Temple Row, Birmingham; and of the Auctioneers, HANKINSON & SON, Auctioneers and Estate Agents, Bournemouth, Boscombe, and Camberley.

HANTS (in pine and heather district).—Good HOUSE to LET, for August and September; eleven bed and dressing rooms, three reception, bathroom; good garden, tennis court; carriage, coachman and garden; stabling for three horses; church and station one-and-a-quarter miles.—Apply Mrs. H. WALLER, East Liss P. O., Hants.

HANTS (six miles from Winchester, and close to station).—To be LET, Furnished, for one, two, or three months, containing two reception and five bedrooms, bathroom (h. and c.); large garden, croquet lawn; near post, church, and doctor. Rent 4 guineas per week.—JAMES HARRIS & SON, Jewry Chambers, Winchester.

HERTFORDSHIRE (one mile from Broxbourne Station, half-an-hour from Liverpool Street).—HOUSE, containing four reception, ten bedrooms, dressing room, two bathrooms, two reception rooms; charming pleasure grounds, through which a stream runs. Lovely views of the surrounding country, including the ancient Parish Church. Photo at office.

For price and further particulars, apply to Messrs. BRUTON KNOWLES & CO., Estate and House Agents, Albion Chambers, Gloucester.

MESSRS. HEDGER & MIXER, LAND AGENTS AND AUCTIONEERS, 44, CHARING CROSS, WHITEHALL, S.W.



THE CHANCE OF A LIFETIME.

IN THE LAKE DISTRICT.—This grandly situated stone-built CASTLE, 600ft. above sea level, with south aspect; fourteen bedrooms, three reception rooms, oak-panelled hall 30ft. by 20ft., fine old black oak staircase 12ft. wide, cloisters, etc.; stabling; cottage, and about eight-and-a-half acres of beautifully-timbered grounds, all in excellent condition. Freehold, £5,000 (less than one-tenth of its cost). The appropriate furniture can also be purchased if desired.—MESSRS. HEDGER AND MIXER, 44, Charing Cross, S.W.

NORFOLK (sand and gravel soil; in an old-world village; standing in secluded grounds; about three acres).—A charming RESIDENCE, all in order; eight bedrooms, three reception rooms; cottage, stabling, etc.; about five acres. Freehold, £1,250.—MESSRS. HEDGER & MIXER, 44, Charing Cross, S.W.

GLOS.—Tudor RESIDENCE, 500ft. above sea level; eleven bedrooms; stabling; gardens, and 300 acres of exceptionally good land. Lovely views. Freehold, £8,000.—MESSRS. HEDGER AND MIXER, 44, Charing Cross, S.W.

£2,000.—**SOMERSET.**—A charming Family RESIDENCE, high and healthy situation; seven bedrooms; stabling; capital gardens, etc., three acres. MESSRS. HEDGER & MIXER, 44, Charing Cross, S.W.

£1,200.—**SUFFOLK.**—Snug little RESIDENCE, high and healthy position; six bedrooms; stabling; capital buildings; golf; eight acres. Freehold.—MESSRS. HEDGER & MIXER, 44, Charing Cross, S.W.

BUCKS.—A delightful RESIDENCE; ten bedrooms, nice reception rooms; stabling; pretty grounds, etc., ten acres. Rent £200.—MESSRS. HEDGER & MIXER, 44, Charing Cross, S.W.



GENUINE TUDOR MANSION, untouched by modern builder; 220 acres park and other lands. £12,000.—MESSRS. HEDGER & MIXER, 44, Charing Cross, S.W.

WALES.—To LET, Furnished or Unfurnished, in healthy and beautiful neighbourhood, one mile from village, church, and telegraph; comfortable HOUSE; three sitting rooms, six principal, three servants' bedrooms, bathroom; stabling and outbuildings, with or without land adjoining. Rent moderate.—Apply AGENT, Hafodunos, Abergele, North Wales.

UDLOW.—Very comfortably Furnished HOUSE, near lovely old town, to LET for twelve weeks or less from June 9th; three reception, ten bedrooms, bathroom; fruit, flowers, vegetables; stabling; governess cart; golf links near; fishing obtainable; plate, linen, and servants left if wanted. 6 guineas a week.—H. WOOLLEY'S LIBRARY, Ludlow.

INGESTONE.—To be LET, from Michaelmas next, a most desirable RESIDENCE, standing in picturesque grounds, comprising with pasture land, nearly twelve acres. Within reach of three packs of hounds and three minutes' drive from railway station. The House contains three reception rooms and nine bedrooms; stabling, cow-house, etc.—For particulars, apply to F. COVERDALE, Ingestone, Essex.

EAMINGTON SPA.—To be LET, Furnished, for the Hunting season, large COUNTRY MANSION, near to town and station, within easy reach of Warwickshire and North Warwickshire Meets. Accommodation comprises four handsome reception rooms, boudoir, study, 22 bed and dressing rooms, common rooms, commodious offices; stabling for twelve horses; gas and water supply. Sanitation perfect.—Apply to COOKES and SUTHORN, Estate Agents, Leamington Spa.

EAMINGTON SPA.—To be SOLD, "Craven Lodge," Kenilworth Road, a most desirable RESIDENCE, in one of the highest and favourite positions in the environs of the town; comprising three reception rooms, nine bed and dressing rooms, bathroom, and capital domestic offices; large garden, with tennis lawn and conservatory.—COOKES & SUTHORN, Estate Agents, Leamington Spa.

NORTH DEVON.—Compact MANORIAL, AGRICULTURAL and SPORTING ESTATE, with small Residence, containing three reception, nine bed and dressing rooms, bath; stabling, gardens, and grounds. Rental over £1,000 a year. Splendid sporting district—stag, fox, and otter hunting. Price £25,000.—RIPON, Son & Co., Exeter.

A DELIGHTFUL FREEHOLD RESIDENCE for SALE, near Gloucester, standing in a sheltered position facing south, and containing five bed and dressing rooms, bathroom, two reception rooms; charming pleasure grounds, through which a stream runs. Lovely views of the surrounding country, including the ancient Parish Church. Photo at office.

For price and further particulars, apply to Messrs. BRUTON KNOWLES & CO., Estate and House Agents, Albion Chambers, Gloucester.

WITH ROD on well-known salmon river.—Exclusive TROUT FISHING; large shootings, varied bag, rabbit Warren; boating; perfect water supply and sanitation; beautiful scenery; near golf; telegraph half-a-mile, station four. Above MANSION. Furnished. Rent 200 guineas. For Summer, 120 guineas.—KENYON, Glandovey, R.S.O., Cardiganshire.

CAMBRIDGESHIRE (on the borders of Essex and Suffolk, ten miles from the University town of Cambridge, and thirteen miles from Newmarket).—The exceedingly valuable AGRICULTURAL and SPORTING PROPERTY known as "Linton Estate," situated chiefly in the parish of Linton. The railway station is in the centre of the Property, and from Cambridge (twenty minutes by rail) there is an excellent express train service on the Great Eastern and Great Northern lines, London being reached in an hour and a half. The Estate extends over an area of 2,000 acres, and comprises six farms, 37 acres of woodland, several plots of accommodation land, and sundry cottages; it possesses excellent facilities for sport, the partridge shooting over it being regarded as second to none in the district, and the soil is eminently suitable for game, for the rearing and preserving of which there is every facility. The River Granta runs through the Property for a distance of about a mile, and the trout fishing in it might, with proper care and preservation, be made very good indeed.

MR. CHEFFINS is instructed by the owner to offer the above Property for SALE by AUCTION, at the Mart, Tokenhouse Yard, London, on Monday, June 16th, 1902, at 2 o'clock precisely.—Particulars, with plan and conditions of Sale, may be obtained of Messrs. LONGBOURNE, STEVENS and POWELL, Solicitors, 7, Lincoln's Inn Fields, London; of Messrs. MARTIN, NOCKOLDS & SONS, Land Agents, Saffron Walden, and Cambridge; and of the Auctioneer, Saffron Walden, Essex.

FOR SALE, OR TO LET, FURNISHED.



LOVELY POSITION (commanding extensive views of the surrounding country).—Excellently appointed RESIDENCE, situated within 30 minutes of City and West End; close to Dulwich College and the Crystal Palace. It comprises handsome suite of four reception rooms on ground floor, billiard room, breakfast room, ten bed and dressing rooms, principal and secondary staircases, servants' hall, and well-planned domestic offices. There is also stabling for three horses, double coach-house, and men's rooms over. It is approached by carriage sweep, and stands in pretty grounds, with tennis lawn, etc.—For full particulars apply NOYS & HOWES, Auctioneers and Estate Agents, Sydenham. (C 515.)

KYLEMORE CASTLE AND ESTATE (in the Heart of Connemara, County Galway, Ireland).—This magnificent Freehold DOMAIN, with its 13,000 acres in Erin's Western Highlands, was brought into fame by the lavish expenditure of a benevolent owner, whose princely fortune transformed a once insignificant spot into one of the finest baronial castles at present existent in the British Isles. The Castle occupies an ideal situation in the gorgeous Kylemore Pass, and stands on a terrace sloping to the waters of Pollacappul Lough, unrivaled for the grandeur and indescribable beauty of its scenic surroundings: the stately pile of buildings forming the Castle are of imposing appearance in the Scottish style of architecture, surmounted by castellated embattlements, turrets, and towers, the whole being of massive construction, faced with cut granite, and having limestone dressings. The erection of the Castle occupied a term of seven years, and a sum estimated at close on half a million sterling was expended on the building, the reclamation of the land, and the laying out of the charming gardens and pleasure grounds: the principal approach to the Castle is by a picturesque winding carriage drive about two miles in extent, traversing the richly adorned gardens and skirting loughs—Pollacappul and Maladraum and the Dawros River. The accommodation of the Castle is ample for the requirements of a large establishment, and includes a series of four spacious halls, a suite of sumptuous reception rooms, including drawing room, 32ft. 9in. by 20ft. 6in.; breakfast room, 18ft. 3in. by 15ft.; morning room, 19ft. by 17ft. 6in.; dining room, 35ft. by 19ft. 6in.; billiard room, 31ft. by 24ft. 6in.; ball room, 49ft. 6in. by 20ft. 6in.; study, 14ft. 3in. by 13ft. 6in.; library, 32ft. by 20ft., and boudoir; 33 bed and dressing rooms, two with fitted baths, two other bath rooms, gun room, smoking or school room, work room, linen room, etc., and very ample domestic offices, the whole replete in every detail for comfort and convenience, and arranged to suit the occupation of a family of distinction. The principal portions of the Castle are heated by hot water, and there is electric light installed throughout, the power for which is derived from a mountain lake. An unlimited supply of water flows by gravitation to the highest level of the Castle, and fire hydrants are fitted throughout, both internally and externally: the drainage is also of modern design, and suited to present day requirements; a fully-equipped Turkish bath is adjacent to the Castle, and at a convenient remove are stables for twelve horses, coach-house for twelve or more carriages, harness room, coachman's house, groom's accommodation, etc. Picturesquely situated within the Castle grounds is a beautifully designed chapel or church, with lofty tower and a richly embellished interior, a singularly fine stone structure erected regardless of cost. The gardens and grounds, planted with an endless variety of luxuriant trees and shrubs and intersected by mountain streams, are far-famed for their beauty and high state of cultivation, and include walled flower and kitchen gardens of eight-and-a-half acres, with an extensive range of magnificent glasshouses; head gardener's house and men's accommodation, also steward's house, post and telegraph office, ornamental boat-house, model home farm with good dairy, well-fitted laundry, estate workshops, etc. To a keen sportsman the estate possesses a distinctive charm, there being excellent and varied shooting, splendid salmon and other fishing, and unbounded yachting facilities. For a distance of three miles the Estate is bounded by the Atlantic Ocean, and there is a good harbour available for yachts up to 200 tons about three miles from the Castle. Within the boundaries of the Estate are several loughs, rivers, mountains, moors, valleys and glens, entire villages, the Letterfrack Hotel, etc., the whole lying compactly together, and forming one of the grandest country seats in the British Isles.—MESSRS.

H. E. FOSTER & CRANFIELD (in conjunction with Messrs. JAMES H. NORTH & CO.) will offer for SALE by AUCTION, at the Mart, London, E.C., on Wednesday, June 18th, at 2 o'clock, the above magnificent Freehold DEMESNE,—Illustrated particulars, price 5s. each, of Messrs. MACKRELL, MATON, GODLIE & QUINCEY, Solicitors, 21, Cannon Street, London, E.C.; of Messrs. BELDON & ACKROYD, Solicitors, Bradford, Yorks.; of Messrs. JAMES H. NORTH & CO., Estate Agents, 110, Grafton Street, Dublin; and of the Auctioneers, 6, Poultry, London, E.C.



COUNTY CORK, IRELAND.

MESSRS. GUY EWING & CO. are instructed to find a Purchaser for the important Freehold RESIDENTIAL and SPORTING ESTATE known as "Hoddersfield," which occupies a unique position overlooking Cork Harbour, and commanding views of surpassing beauty. The Demesne, which is Freehold and in a ring fence, covers about 530 acres of very productive land, mostly under grass, though a considerable portion is covered by well-planted and flourishing woodlands, the timber, from the very sheltered position which the Estate occupies, being of remarkably fine growth. So well protected indeed is the site of the House and grounds, that among the shrubs which flourish there is the delicate Benthamia, while Mimosa and Rhododendrons bloom in February; at the same time, while sheltered from the prevailing winds, it is not shut in, and the views from the House are not only of great beauty but also of great extent. Without in any way interfering with the amenities of the place as a residence some portions could be profitably developed for building purposes, thus adding to its value as an investment, though this has not been taken into account in fixing the price which the Agents are instructed to accept. The distance from Queenstown by steam-launch is only 20 minutes, or from Cork, by road, eleven miles, but the new Cork to Crosshaven Railway will greatly reduce this, as there will be a station within five minutes' walk of the House. The sporting qualities of the Estate are undeniable; the sea fishing is quite first-class; as many as 25 couple of woodcock have been shot in a day, and the woods are admirably adapted for rearing a large head of pheasants. The well-known South Union Foxhounds hunt the surrounding county. The Mansion is a comfortable square-built House containing the following accommodation: spacious entrance hall, a very large, lofty, and well-lit drawing room, good dining room, library, boudoir, and sixteen bedrooms; there is stabling for eleven horses, groom's room, coach-house, and a very ample range of well-built farm-buildings, steward's house, eight cottages, and water mill. The water supply is excellent and ample, and the sanitary arrangements are A1. It is perhaps the best yachting centre in the South of Ireland, and there is a private pier, landing stage, boat-house, and very good anchorage for a yacht of considerable tonnage at the entrance gate itself. Steamers to Queenstown ply at frequent intervals, and as that town is the terminus of the line, connecting with the direct route to London via Kingstown and North Wall, it will be seen that there are alternative routes available, either via Cork and G.W. Ry. to Paddington, or by North Wall to Euston over the L. & N.W. Ry. The distance of the House from the new Cross-Haven Station, on the Cork and Passage Railway, is only quarter-of-a-mile, at which distance also are two churches, doctor, and postal-telegraph office.—For further particulars, photos, and orders to view, apply to the Agents, Messrs. GUY, EWING & CO., 84, Mount Street, Park Lane, London, W.; or to Messrs. FRENCH & BEAMISH, 2, South Hall, Cork.



A GENTLEMAN will SELL the above handsome HOUSE, situated in the best part of Aldeburgh-on-Sea, near the station, church, post, doctors, river, sea, and golf; facilities for good wild-fowling and yachting. The House contains ten bedrooms, three reception rooms, and is most conveniently planned, having good accommodation for servants, bath, etc.; matured shady garden, walled, with tennis-lawn; summer-house and greenhouse. A moderate price is asked, or will let for the season.—Apply "N.W.", Guildown Grange, Guildford.

WORCESTERSHIRE.—Furnished COUNTRY HOUSE; high, bracing; four sitting, ten bedrooms; stabling, carriages, 40 acres grass, three tennis and croquet lawns, golf, cricket ground; lovely shady gardens, vegetables, fruit, dairy. Rough shooting, 200 acres, 10 guineas a week.—G.G. c/o GEORGE NEWNES, LTD., 7, Southampton Street, Strand.

DURING CORONATION WEEK ONLY.—Lady and gentleman are willing to LET a few ROOMS in their House, one minute from Earl's Court Station. Exceptional references given and required.—Apply "Solicitor," c/o COUNTRY LIFE Office, 20, Tavistock Street, W.C.

NEW FOREST.—For SALE, charming PROPERTY, about twelve acres; small House, lovely views over forest; gardens, terraces, tennis court, pine wood, meadows; stabling, outbuildings; close to church, post, telegraph office; shooting, hunting, golf; subsoil sand, gravel. No agents.—HEATHERLEA, Totton, Hants.

MID-WALES.—To be LET for the Summer months, well Furnished, very convenient detached RESIDENCE in picturesque neighbourhood, with lawn, kitchen garden, stables, etc.; sanitation perfect.—E. A. D., c/o COUNTRY LIFE, 20, Tavistock Street, Covent Garden, London, W.C.

MONMOUTHSHIRE.—To be LET, PART-Y-SEAL in the Parish of Grosmont, about four miles from Pontrils Station, for a term of three, five, or seven years' lease, from 24th June next. This compact Residence is beautifully situated, overlooking the valley of the Monnow, and surrounded by well timbered park-like ground. It contains the usual sitting rooms, good domestic offices, ten bedrooms, dressing and bathroom; six-stall stable, man's room over, and good lodge. Within reach of two packs of hounds; shooting over 370 acres, some fishing. Grass land could be rented. Rent £130 per annum.—Apply H. HAYWOOD & SON, Hereford.

By direction of the Residuary Devises of the late Augustus William Gadesden, Esquire.

E WELL (Surrey).—The highly important and valuable Freehold ESTATE, situate in the pretty village of Ewell, eight minutes' walk from the two stations (30 minutes by rail from London), comprising Ewell Castle, a fine castellated Mansion, commanding all the beauty of its park-like grounds, and containing seventeen principal and secondary bed and dressing rooms, bathroom, four reception rooms, and handsome library or billiard room, commodious domestic offices; excellent stabling for seven horses and spacious coach-house, a gardener's cottage, farmery, and range of vineyards, glasshouses, and conservatories. The park-like grounds embrace an area of about 55 acres, and include ornamental pleasure grounds, with terrace walk, productive walled-in kitchen gardens, and luxuriant meadow land, with the site of an ancient banqueting hall. Possession on completion. "Chessington House," a detached Gentleman's Residence, containing seven bedrooms, bathroom, three reception rooms, etc.; stabling, outbuildings, and walled-in pleasure grounds. Possession at Michaelmas next. Also sixteen Freehold Shops and Cottages in Ewell. The above will be SOLD by AUCTION

ROBT. W. FULLER, MOON & FULLER, at the Mart, Tokenhouse Yard, E.C., on Friday, June 13th, at 2 p.m. Vendors' Solicitors, Messrs. MILLER, SMITH & BIDDLE, 3, Salters' Hall Court, E.C.—Particulars of the Auctioneers, at Croydon, Reigate, and Epsom.

ISLE OF WIGHT.—An exceptionally choice Freehold ESTATE of 453 acres, known as "Wroxall Farm," situated in one of the most picturesque parts of this favourite island, one mile from Wroxall Station, and within easy distance of Shanklin and Ventnor. There is a genteel Residence with farm-buildings. Possession on completion. For SALE by AUCTION

ROBT. W. FULLER, MOON & FULLER, at the Mart, Tokenhouse Yard, E.C., on Friday, June 13th at 2 p.m. Solicitors, Messrs. HILL, SON & RICKARDS, 40, Old Broad Street, E.C.—Particulars of the Auctioneers, at Croydon, Reigate, and Epsom.



AUCTION SALE, JULY 14TH, at the MART, E.C.

WINDLESHAM COURT (close to Sunningdale Station, and near Ascot).—This magnificent Freehold DOMAIN of 272 acres, with Mansion, stabling, farmery, lovely old grounds and park, two lodge entrances, ornamental lake of four acres, the whole Estate splendidly timbered and situated on an eminence; a fine cricket pitch, with pavilion, tennis and croquet grounds, cottages, etc.—Auctioneers, CHANCELLOR & SONS, Sunningdale and Ascot, and at Richmond and 51, Pall Mall, S.W.



AUCTION SALE, JULY 14TH, at the MART, E.C.

ILFRACOMBE (Devon).—**BURROW HOUSE.**—This charming Freehold Residence, situated in lovely old grounds, approached by long winding carriage drive. It contains twelve bed and dressing rooms, two bathrooms, four reception rooms, billiard room, and offices; stabling for four horses; tennis court and lawns, walled gardens and glasshouses, meadow, in all five-and-a-half acres; excellent water supply and sanitary arrangements; near sea and Promenade, church, and railway station.—Auctioneers, CHANCELLOR & SONS, 51, Pall Mall, S.W., and at Richmond and Ascot.



FOR SALE BY AUCTION, JULY 14TH NEXT, AT THE MART, E.C., AT 2 O'CLOCK.

BECKENHAM ("Raleigh," Fox Grove Road).—A very superior detached RESIDENCE, occupying a first-class position, with exceptionally charming grounds, at a convenient distance of Beckenham Junction and other railway stations, with easy access to the City and West End; containing twelve bed and dressing rooms, two bathrooms, billiard room, four reception rooms, vestibule, inner hall, side hall leading to garden, commodious domestic offices; delightful grounds, with fernery, tennis lawn, gravel tennis court, kitchen garden, greenhouse, hot-house, potting shed and summer-house, the area being about one-and-three-quarter acres. Lease about 60 years; ground rent £71 10s. Possession on completion. May be viewed.—Particulars of Sale of Messrs. PHELPS, SIDGWICK and BIDDLE, Solicitors, 22, Aldermanbury E.C.; and of Messrs. CHANCELLOR & SON, Auctioneers, 51, Pall Mall, S.W.; also at Richmond and Ascot, and Sunningdale, Berks.

SOUTH WALES.—To be LET, Unfurnished, or partly Furnished, for a term of years if required, the comfortable RESIDENCE known as "Glaspan," situated in the parish of Cilhedin, Carmarthenshire, about four miles from the town and railway station of Newcastle Emlyn; three reception and twelve bedrooms. House faces south, and is charmingly situated. About 500 acres of shooting (exclusive), including 50 acres of cover, with about two miles of fishing on the river Cyth; more fishing and shooting obtainable.—For particulars, apply to MESSRS. MORGAN & RICHARDSON, Solicitors, Cardigan.



To LET, BEAUMONT HALL, Lancaster.—An old Manor House, with charming grounds, three entertaining rooms, scullery, ten bedrooms, two dressing rooms, and five good sculleries. Supplied with Lancaster water, and within two miles of the railway station. Possession could be had by arrangement.—Particulars and cards to view, apply Messrs. GILLOW & CO., Cabinet Makers, Lancaster.

WESTMORLAND.—To be LET, the desirable RESIDENCE or MANSION HOUSE called "Halecot," situated in Witherslack, five-and-a-half miles from Grange-over-Sands and about eight from Windermere. The House, which has a southerly aspect, is well sheltered on the easterly side, and commands an extensive view of Morecambe Bay. Rent, in view of about 77 Statute acres of land, £200 per annum for a term of years.—Apply S. I. LEE, Estate Office, Knowsley, Prenton.

ON THE BORDERS OF BUCKS AND HERTS.—2,800 acres of shooting, including excellent coverts for holding about 5,000 pheasants; about 200 acres of uncultivated and rough grass fields, beautifully situated between some of the coverts, most suitable for varied bag, besides being excellent cover for holding partridges, together with furnished SHOOTING BOX, comprising three sitting rooms and six principal bedrooms, w.c., lavatory, etc.; stabling for four horses, etc., and four keepers' cottages. About 30 miles from London, and under four miles from nearest railway station. The expenses of keepers, up-keep, etc., must be paid for as from 1st of February last.—Full particulars of GERARD D. MORRISON, Estate Office, Childwickbury, St. Albans, Herts.

TO BE SOLD by Private Contract (Worcestershire)—The "Bank House," Kempsey. A charming COUNTRY RESIDENCE, standing in its own grounds of about 23 acres, comprising pleasure and kitchen gardens, tennis courts, lawns, shrubberies, and rich old pasture and orchard land, and having first-rate stabling for thirteen horses, double coach-house, harness and coachman's rooms, dog kennels, etc.; situated in one of the most beautiful parts of the valley of the Severn, within easy reach of three packs of hounds, near to the far-famed Malvern Hills, and four miles from the cathedral city of Worcester. The Residence is of moderate size, and contains entrance hall, three reception rooms, conservatory, seven principal bed and dressing rooms, bathroom, excellent domestic offices, and cellars. Possession at Michaelmas next.—For cards to view and further particulars apply to Messrs. BENTLEY, HOBBES, & MYTON, Auctioneers and Estate Agents, Worcester.



ECKENHAM (in the county of Kent).—To be LET or SOLD, with possession, the very charming Freehold RESIDENTIAL ESTATE (free from land tax), with prospective building value, prettily situated between Kelsey Park and Eden Park, and close to the polo ground, in old-established and beautifully-timbered ornamental grounds; two productive kitchen gardens and four paddocks; within a mile of Beckenham Junction Station, from whence there is a frequent and good service of trains to the City and West End. It comprises a substantially-built and excellent Family Mansion, containing eighteen bed and dressing rooms, three reception rooms, boudoir, billiard room, business room, and capital domestic offices; also stabling for eight horses, extensive vineyards and other glasshouses, cowsheds, pigstyes, and other outbuildings, the whole containing about 16a. 1r. 0p. Ready for immediate occupation.—Full particulars, with views, plans, and cards to view may be obtained of Messrs. G. A. WILKINSON & SON, Auctioneers and Surveyors, 7, Poultry, London.

BUCKS (two-and-a-half miles from West Drayton Station, on the main Great Western line, 20 minutes from London). A charming compact PROPERTY, known as "Coppins," in the centre of a lovely district, on gravel soil, and in excellent structural and decorative repair; sixteen bed and dressing rooms, bathroom, four reception rooms, fine billiard room, unusually good range of servants' offices; lodge entrance, stables; model farmery, finely-timbered grounds and meadows, in all nearly fifteen acres. Excellent water supply, and gas laid on. To be SOLD at the Mart, Tokenhouse Yard, London, on Wednesday, the 11th June, 1902, unless previously disposed of by Private Treaty.—Full particulars of Messrs. JANSON, COBB, PEARSON and CO., Solicitors, 22, College Hill, F.C.; or of Mr. MASON, Estate Agent and Auctioneer, Windsor (and at Ascot).

SPLENDID INVESTMENT for Gentleman fond of outdoor life, with the best big game shooting in S. India.—A first-class COFFEE ESTATE in Travancore, India, with management, at earliest possible moment. Elevation 5,000 ft., climate perfect. Present crop, about 50 tons coffee. Every investigation invited. Proposing purchaser can live as paying guest on Estate for six months before deciding. Price, £7,000 (part can remain on mortgage).—Details from R. J. ROUSE & CO., 130, Fenchurch Street, London; or of MILLIGAN and CO., Tuticorin, India.

MARKET HARBOROUGH (within two miles), Leicestershire.—Valuable Freehold HUNTING BOX or RESIDENCE, known as "The Laurels," Lubenham, to be SOLD by AUCTION by Messrs. HOLLOWAY, PRICE & CO., at the Angel Hotel, Market Harborough, on Tuesday, the 17th day of June, 1902, at 4 for 5 o'clock in the afternoon. The House is situated on the outskirts of the village of Lubenham, and within half-a-mile of the station there, and contains entrance hall, dining, drawing, breakfast, and sitting rooms, six bed and two dressing rooms, bathroom, etc. The servants' apartments comprise kitchen, scullery, servants' hall, brush and store room, five bedrooms, cellars, and usual out-offices. The gardens are pretty and inexpensive to keep up; there is also a good conservatory; and "Home Close," containing about four acres of excellent feeding land. The Market Harborough Town Water Supply is laid on. The new polo ground is within half-a-mile. The situation for hunting cannot be surpassed. The Purchaser will have the option of purchasing or renting on Lease the newly erected stables, yard and premises nearly adjoining, containing every accommodation for ten horses, with coach-houses and other buildings. The Property is free from land tax and tithe. The whole of the above are now in the occupation of F. J. Siltzer, Esq., and early possession can be arranged for if desired.—For further particulars and cards to view, apply to the Auctioneers, or to Jas. H. DOUGLASS, Solicitor, both of Market Harborough.

FOR SALE—HEREFORD.—Freehold RESIDENCE, known as "Beechwood," situated on Aylstone Hill; four reception, nine bedrooms, two dressing rooms, two bathrooms; stable, coach-house, walled garden, all in excellent order; with or without six-and-a-half acres of Freehold land adjoining the house.—Apply Rev. G. LEIGH SPENCER, Beechwood; or to J. HUMFRYS, Esq., Solicitor, Bridge Street, Hereford.



THE BOLNEY COURT ESTATE (between Henley-on-Thames and Shiplake), including "Bolney Court," with its delightful grounds, park, islands, and upwards of 1,400 acres of highly valuable residential land, providing building sites of every class.

SIMMONS & SONS beg to announce that they are instructed by the Owners to proceed with the development of this well-known and highly important RIVERSIDE PROPERTY, portions of which have been so successfully SOLD by Public Auction during the last two years. Estate landing places, with magnificent avenue approaches, have been reserved at Shiplake, Bolney Ferry, and Marsh Lock, and the higher parts of the Property commands Thames Valley scenery, unrivalled for its beauty. A few choice sites on the river bank still remain, and the land on the higher ground, including Harpsden Wood, which itself contains nearly 200 acres of beautifully-timbered land, will be divided into lots of any size upwards of one acre. A large portion of the Estate joins the borough boundary of Henley, and would be divided into smaller lots, while at the back portion of the property, which extends to Crowsley Park, affords one or two magnificent residential sites where many acres could be acquired to surround and make complete a high-class residence.—For full particulars, apply to Messrs. SIMMONS & SONS, Estate and Auction Offices, Henley-on-Thames, Reading, and Basingstoke.

GAME and POULTRY FARM or RABBIT WARREN, 110 acres in a ring fence, and within half-a-mile of Hamstead Norris Station, which Messrs.

JAMES HARRIS & SON will SELL by AUCTION, at the Queen's Hotel, Newbury, on Monday, June 16th, 1902.—Plans and particulars of Messrs. BAILEY & WHITE, Solicitors, Winchester; or of the Auctioneers, Winchester.



HEREFORDSHIRE.—Desirable Freehold RESIDENTIAL and SPORTING ESTATE known as "The Badminton Estate," situated in the parishes of Burghill and Canon Pyon, six miles from Hereford, and within about three miles of two railway stations, including a small but substantially stone-built MANSION known as "The Hermitage," which contains four reception rooms, seven bedrooms, and dressing room, bathroom (fitted with hot and cold water); good stabling for four horses, with loft and man's room over, and two cottages; also a productive garden, with orchard houses. The Mansion has a south aspect, and stands on the slope of a wooded hill, commanding extensive views of the Black Mountains, Malvern Hills and surrounding country, and is approached by two carriage drives. Within easy distance of three packs of hounds; good shooting on the Estate, and fishing in the rivers Wye and Lugg obtainable. The Estate is divided into five farms, with suitable homesteads, containing in all 392a. 3r. 28p. of excellent pasture, arable and fruit growing land, including about 80 acres of wood, with some young timber growing up.—Messrs.

ALFRED AND DEARMAN EDWARDS have been favoured with instructions to SELL by AUCTION, the above desirable Freehold, Residential and Sporting Estate, which will first be offered in one lot, and if not sold, in suitable lots, at the Incorporated Law Society's Rooms, East Street, Hereford, on Wednesday, June 11th, 1902, at 3 for 3.30 o'clock in the afternoon.—Particulars, plans, and conditions of Sale may be obtained from Messrs. BRANDRELL, RANDALL & WHITMORE, Solicitors, 10, King's Bench Walk, Temple, London, E.C.; Messrs. APPERLEY & BROWN, East Street, Hereford; or the Auctioneers, Corn Exchange Offices, Leominster, and 67, Newmarket Street, Hereford. Joseph Griffiths will show the Property.



THIS desirable PROPERTY is situated in one of the finest positions in Torquay, close to the shore of Torbay, but at a sufficient elevation, facing nearly south, well sheltered from north and east, and commanding extensive and unsurpassed views. The accommodation consists of outer and inner entrance halls, with encaustic tiled floors, dining room 23ft. by 15ft. 10in., divided by sliding doors from breakfast room 16ft. 11in. by 14ft. 6in. and 17ft. 6in. by 14ft. 3in., with folding doors between; seven principal bed and dressing rooms, seven secondary and servants' rooms, five w.c.'s, large housekeeper's room, servants' hall, butler's pantry and bedroom, good kitchen, with close and open ranges and gas stove, larder, scullery, etc.

The private grounds are well shrubbed and very picturesque, and a right of joint user over extensive adjoining grounds, which include two tennis lawns, appertaining to the property, while on the beach below every facility is provided for bathing, boating, and fishing. From the private grounds of the property there is direct access to the adjoining beautiful Lincombe Gardens, of more than 20 acres, belonging to the Corporation of Torquay.—For further particulars apply to "X.Y.Z.," c/o Advertisement Department, GEO. NEWNES, LTD., Southampton Street, Strand, W.C.



FORCED SALE BY ORDER OF THE MORTGAGEES.

MODERN WELL-BUILT HOTEL, with magnificent stabling for over 50 horses, in Mid-Devon, on the borders of Dartmoor, and adjoining a railway station. The Property contains seventeen bedrooms, five reception rooms, and offices, and is fully furnished; in addition there are about 140 acres of land, including woods and plantations, and golf links could be constructed at a small cost. The Property is situated in charming country, about 900ft. above sea level, with lovely views, and in a good centre for hunting, fishing, and shooting. With these attractions a good class hotel trade could be developed, or the Property is very suitable for a hydropathic or scholastic establishment. Price to an immediate buyer, £5,800, and a large portion of the purchase money can remain on mortgage.—FRANK T. MERCER, Moorgate Court, Moorgate Street, London, E.C.

DERSINGHAM (Norfolk, next to the Sandringham House Estate, the residence of the King, half-a-mile from station, G.E.R., a high-class Property as to position, neighbourhood, and communication).—To be SOLD, by Private Contract, DERSINGHAM HILL HOUSE ESTATE, a good Family Residence, and 195a. or 37p. of pasture and arable land, with coachman's cottage, carriage house and stables, also model farm-buildings. Present tenancy from year to year. Very fine view to the sea, and over the Sandringham Woods from the house and garden; shooting rights; eight miles from King's Lynn and Hunstanton.—For further particulars and plan, apply to Messrs. BELOE & BELOE, Solicitors, King's Lynn.

MATLOCK (Derbyshire).—To LET, Furnished, until the end of September, a most desirable RESIDENCE, with croquet lawn, pleasure and kitchen gardens, etc., commanding some of the finest and most beautiful scenery of this well-known locality. The House which has recently been renovated and decorated throughout, contains three reception rooms, spacious entrance hall, staircases, landings, and fourteen bed and dressing rooms, bathroom, w.c.'s, housekeeper's room, servants' hall, butler's pantry, kitchen, and out offices. The Residence is within easy distance of two railway stations. Sanitary arrangements complete.—For terms and further particulars, apply ELSE & SON, Estate Agents, Matlock Bridge.

TO LET, FURNISHED.

FOWEY (Cornwall).—HOUSE, containing five bedrooms, two reception rooms; overlooking river and sea; fifteen minutes from station. For one month or longer. Three guineas per week.—D. BEALE, Tenterden, Kent.

TRING (Hertfordshire; 30 miles from London).—HOUSE

to LET, or Freehold for SALE; thirteen rooms, bathroom,

three w.c.'s, two lavatories, entrance hall, etc.; walled-in

garden and tennis lawn; splendid scenery; the Hon. L. W.

Rothschild's unique Natural History Museum free, etc.—Further particulars of R. HEDGES, High Street, Tring.

[June 7th, 1902.]

SCOTCH AND ENGLISH ESTATES REGISTER.

CASTIGLIONE & GIBBINGS,
LAND & SPORTING AGENTS & AUCTIONEERS,
CARLISLE,
SCOTLAND.

£260,000.—A fine SPORTING ESTATE. A first-class investment; rent roll exclusive of sporting rights and Mansion, will show 3 per cent. on the purchase price.—**CASTIGLIONE & GIBBINGS** are Sole Agents.

£82,000.—MANSION and 12,500 acres; a fine Residential and Sporting Estate, with a rent roll of £2,690.

TO LET, for this season, several first-class SHOOTINGS and FISHINGS, with or without Mansions, in every county in Scotland. Rent from £50 to £5,000. 400 ESTATES in Scotland and England for SALE or TO LET.—Particulars free on application. Telegrams: "CASTIGLIONE, CARLISLE."

SOUTH HANTS.—The SWANWICK GLEN ESTATE, Sarsbury, near Southampton, including a Country House and 103½ acres of Freehold Land, will be offered as a whole or in Lots, on Tuesday, June 10th, 1902, at 2 for 3 o'clock, by

PERKINS & SONS, at the Auction Mart, Southampton, by direction of the Trustees of the will of the late Capt. Turner-Iron, J.P. This Sale affords an uncommon chance of acquiring an old-fashioned Home with 35 acres of park and garden, together with several small holdings of well let and very fertile land, including some building sites, situated in most healthy and beautiful part of Hampshire, in the midst of orchards and strawberry plantations, and close to a good yacht anchorage and two railway stations.—Particulars of the Solicitors, Messrs. BIRCHAM & CO., 46, Parliament Street, Westminster, S.W.; and of the Auctioneers, Southampton.

A LADY wishes to LET her COUNTRY HOUSE at Tintagel, N. Cornwall, for June and July; five bedrooms, three sitting rooms, bathroom, etc.; 4 guineas a week.—Apply 12, Essex Villas, Kensington.

TO LET, comfortable Furnished COTTAGE, for eight months, Shortbeach, Farnham, Surrey; bracing climate and pine district; 365ft. above sea level; gravel and sand soil; containing two reception, two double and three single bedrooms, bathroom (b. and c.); greenhouse; stable and coach-house and outhouse; water laid on; grounds one acre, large number fruit trees, tennis court, prettily laid out; sanitation good; quarter of a mile from church and post-office, one-and-a-half from Farnham Station. Rent 2½ guineas, or for four months 4 guineas, to careful tenant.—Apply B. KEELAN, 2, Moorgate Street, E.C.



SUSSEX.—Freehold RESIDENTIAL ESTATE (about 250 acres, on high ground, splendid views). Perfect Modern RESIDENCE, standing in well-timbered grounds; also complete farm-buildings, lake and trout stream.—Apply to BEAGLEY'S, Estate Agents, 59, London Road, St. Leonards-on-Sea.

TO LET, the MANOR HOUSE, Sutton Courtney, Abingdon, from August 1st or 10th, to October 15th or 31st. Fully Furnished, including four reception rooms, eighteen bedrooms; offices complete; stabling for five horses; 35 acres, including lawns, timbered pleasure grounds, fruit, vegetable and flower gardens; three-quarters of a mile Thames river frontage; 200 acres partridge shooting.—To be viewed on application to Captain H. LINDSAY.

MOLD (North Wales).—Fine Furnished HALL, in a park of 30 acres, to be LET by the year or for Summer season; contains six reception, nineteen bed and dressing rooms. Or would be Let Unfurnished for seven or ten years' lease.—BELL, WILLIAMS, SON & CO., 40, North John Street, Liverpool.

YACHTING.—To be LET, for the Summer months, well Furnished detached RESIDENCE; ten rooms; glorious sea view; garden, verandah, private landing; good fishing, club, golf; anchorage for large yachts.—Address, ARTHUR H. EDWARDS, Castle Ruins, Fowey, Cornwall.

SHROPSHIRE AND WESTERN COUNTIES.
ESTATES, Monthly List published
RESIDENCES, Grants. Good selection,
SPORTING, Full particulars on applica-
HUNTING BOXES. tion.
ALFRED MANSELL & CO., Estate Agents, Shrewsbury.

NEWQUAY (Cornwall).—To LET, Furnished HOUSE, situated on East Pentire, overlooking sea; river and golf course; nine bedrooms, three sitting rooms.—Apply Dr. WILSON, 15, Queen Street, City.

TO LET, within one hour of London, about 1,250 ACRES of excellent PHEASANT, PARTRIDGE and GENERAL SHOOTING; covers about 230 acres.—Full particulars, apply to SEPTIMUS F. BECK, Land Agent, Great Missenden.

CORONATION.—To be LET, SEATS from one to ten guineas. WINDOWS and ROOMS for ten guineas and upwards. Lists on application to

BEAL & MYRTLE,
3, Conduit Street, London, W. Telephone, 5531 Gerrard.

TO BE LET, Furnished, for a year or so, or for Summer season, at Pennymawr, North Wales coast, situated in beautifully wooded garden facing the sea, a RESIDENCE containing three reception rooms, ten bedrooms; stabling for three horses, groom's room, shippion; greenhouses; and with or without four acres of grass land.—BELL, WILLIAMS, SON & CO., 40, North John Street, Liverpool.

GARDEN OF ENGLAND (easy distance of two stations, one main line with express service; in first-class residential district).—Well-built Modern Freehold RESIDENCE; eight bed and dressing, bath, three reception, and full-sized billiard room, square hall; stabling for two, secluded well-matured grounds. 1,500 guineas accepted for quick SALE.—MARTIN, CLARKE & CO., Estate Agents and Auctioneers, 68, Great Russell Street, W.C.

SWANAGE.—For SALE, a Freehold semi-detached HOUSE; three reception rooms, and nine bedrooms. Also a small TERRACE HOUSE.—For particulars, apply to J. R. SLADE, Solicitor, Swanage.

ABERYSTWYTH

(THE BIARRITZ OF WALES),

Is highly recommended for invalids. It possesses the most equable temperature. Its shores are swept by the Gulf Stream and the S.W. breezes of the Atlantic. The drainage is perfect, and the town is supplied with the purest water from Plymmon. The late Sir James Clarke, M.D., says: "A fortnight in Aberystwyth is equivalent to a month's residence in most watering places."

Guides on application to the TOWN CLERK.

FILEY (Yorkshire).—For SALE, Freehold HOUSE, facing the sea. Three reception rooms, nine bedrooms, modern kitchens, servants' hall, three w.c.'s; stabling for four horses, double coach-house, coachman's rooms, and tennis lawn. Furniture also for SALE.—Apply to R. M. ROBSON, Esq., Architect, Filey.

CROMER, Sheringham, Mundesley, and Norfolk generally. Furnished SEA-SIDE and COUNTRY HOUSES, and SHOOTINGS, 3 to 50 guineas weekly; also Residential Properties, Land, Farms, etc., for Disposal. Register free.—H. J. LIMMER, House and Estate Agency Offices (oldest established), Cromer and Sheringham.

By order of the Executors of the Rev. J. P. PARKER, deceased. KINGSLAND, HEREFORDSHIRE.

MR. STOOKE will offer for SALE by AUCTION, at 3 o'clock, on the 11th day of June, at the Law Institution, East Street, Hereford, subject to conditions of Sale, all that very valuable Freehold SPORTING ESTATE, comprising a Dwelling House, known as "Lugg Cottage," and 160a. or 27p., or thereabouts, of rich feeding meadows and productive arable land, near G.W.R. station. The trout and grayling fishing in the River Lugg, intersecting the Estate for upwards of a mile, is some of the best in the county, the whole producing a gross rental of £330 per annum. The Estate will first be offered in one Lot, and, if not Sold, then in three Lots.—For plans and particulars apply to Messrs. LORD & PARKER, Solicitors, Worcester; Messrs. BUCK & SON, Land Agents, Worcester; or the Auctioneer, 2, Palace Yard, Hereford.

WEST STAFFORDSHIRE (in the agricultural parish of Wrotterley, in the Alblington country, three-and-a-half miles on the Bridgenorth side of Wolverhampton).—A well-built Family RESIDENCE, with four reception rooms and twelve bedrooms; pleasure grounds and kitchen garden cover about nine acres; also a farm of about 10 acres.—For further particulars apply by letter to "F.", No. 18 Box, Post Office, Wolverhampton.

EICESTERSHIRE (four miles from Melton Mowbray). To be LET for a term of years, Unfurnished, WARTNABY HALL, containing dining room, drawing room, lady's boudoir, billiard room, and smoke room; 20 bed and dressing rooms, housekeeper's room, servants' hall, and ample offices; stabling for thirteen horses, coachman's house, and two cottages in the village; excellent kitchen garden. Grass fields adjoining, about sixteen acres if required.—For particulars and order to view, apply J. PERKINS, Land Agent, Frisby-on-the-Wreak, Leicester.

TO BE SOLD, a sacrifice, Gentleman's small ESTATE; old-fashioned ivy-clad Residence, matured grounds, excellent stabling and outbuildings; 45 acres pasture; good hunting country; main line station, 40 minutes from Town. Price only £2,750, Freehold.—MARTIN, CLARKE & CO., 68, Great Russell Street, W.C.

THE RETREAT, PECKLETON (Leicestershire).—For SALE by Private Contract, a small but most attractive Freehold PROPERTY, occupying one of the choicest residential positions in the county, seven-and-a-half miles from Leicester, two-and-a-half from Desford Station (M.Ry.), half-a-mile from church and post-office. The House stands about in the centre of 28 acres of excellent pasture land in a ring fence, and is approached from the highway by a short carriage drive with grand old elms on either side. It contains two sitting rooms, each 16ft. 5in. by 12ft. 10in., with bay windows, usual offices, and four bedrooms; very pleasant front and kitchen gardens; most commanding and picturesque views, southern aspect; dry subsoil, good water; there are also some useful outbuildings. Six-inch ordnance sheet showing position and area of the property can be supplied.—To view and treat, apply to JOHN GERMAN and SON, Surveyors, Ashby-de-la-Zouch.

TO GOLFERS.—To LET for Summer months, COTTAGE on private golf links, in bracing air of Welsh mountains.—"E. A. D.", c/o COUNTRY LIFE, 20, Tavistock Street, Covent Garden, London, W.C.

FURNISHED COUNTRY HOUSES for the Summer.—Several attractive COUNTRY VACARAGES to LET.—Full particulars of GEO. YEATES & SONS, House Agents, Worcester.

A PERFECTLY ideal SUMMER HOUSE and HUNTING BOX to LET, Furnished, from June to November, or longer; secluded grounds, lovely gardens and conservatories; close to town, and an hour from London (two lines of railway); 8 guineas a week.—"C. E. G.", "The Cottage," Edenbridge Town, Kent.

SALE ON TUESDAY, 24TH JUNE, 1902.

BERKS (Holypot; between Maidenhead and Windsor, and about one mile from the river at Bray).—Messrs. LAWRENCE & SON will SELL BY AUCTION on Tuesday, the 24th June, 1902, at the Mart, Tokenhouse Yard, London, E.C., at 2 o'clock precisely, the exceedingly picturesquely Old FAMILY RESIDENCE, known as "Chufts," standing in its own well-matured grounds of about eight acres, together with the small farmery, and parklands of about 20 acres, studded with ornamental and other timber trees. The above charming Freehold Property will be first offered as a whole, and if not disposed of, will then be submitted in thirteen lots. Also well removed from the above, twelve substantially erected Freehold Cottages.—Particulars, with plans, may be obtained of Messrs. FRESHFIELDS, New Bank Buildings, 31, Old Jewry, London, E.C.; at the Mart; and of the Auctioneers, Marlow, Bucks.

TO BE LET, on the borders of Epping Forest, an excellent COUNTRY RESIDENCE, containing three reception rooms, six bedrooms, bathroom, domestic offices; lodge entrance, good gardens, stabling, etc. Rent £80 per annum, or with meadow land adjoining £90.—Apply Mr. T. G. PAGE, 57, Coleman Street, London, E.C.

SCOTLAND.

FORFARSHIRE.—Attractive moderate-sized RESIDENTIAL, SPORTING and AGRICULTURAL ESTATE for SALE. The compact and desirable Estate of "Eskhill," situated in the parishes of Oathlaw and Tannadice, county of Forfar, and two miles from Railway Station of Justinian, on the Forfar and Brechin Direct Line, is for Sale Privately. Extent: 336 acres or thereby, whereof about 228 acres are arable, partly laid down to permanent grass, about 60 acres new and old woodlands, and remainder rough pasture, etc.; fine game cover, and capital shooting; bounded for nearly a mile by the River South Esk, in which there is good trout and salmon fishing. Modern Mansion House, etc.; beautiful situation and healthy district. Whole Property in proprietor's own hands except small farm let on short lease. Entry Martinmas, 1902, or earlier might be arranged.—For fuller particulars, cards to view, photographs, plans, titles, and conditions of Sale, apply WILSON, CARNEGIE & CO., Solicitors, Kirriemuir, Forfarshire.

HINDLEY & WILKINSON

AUCTIONEERS, ESTATE AGENTS & SURVEYORS,
THE BOND STREET ESTATE OFFICES,
38a, Old Bond Street, Piccadilly, W.

Telephone No. 3127 Gerrard.

FURNISHED FOR THE SUMMER.

SUSSEX (close to a main line station, and ten minutes' rail from a favourite coast town).—A well Furnished and very attractive Family RESIDENCE, charmingly situate on high ground with fine sea and inland views, and surrounded by charming country; boating, fishing, golf and tennis, etc., are obtainable; and the accommodation comprises ten bed and bath rooms, three reception rooms, billiard room and good garden. Parish Church and C. C. Cathedral within a few minutes' walk.—Recommended; terms moderate.—Agents, HINDLEY and WILKINSON, as above.



A GENUINE ELIZABETHAN RESIDENCE.

SUSSEX (three miles from a main line station, whence Town is reached in one-and-a-half hours).—To be SOLD, the above genuine ELIZABETHAN RESIDENCE, occupying a romantic position, and undoubtedly comprising one of the finest specimens of Elizabethan architecture in the county. The House contains some twelve bed, bath, and four reception rooms, with spacious hall, etc.; stabling and suitable outbuildings; extensive pleasure and kitchen gardens, with pasture lands, extending in all to about eleven acres; more land can be had if desired.—Personally inspected and strongly recommended by the Sole Agents, HINDLEY & WILKINSON, as above.

SOMERSET (near BATH).

£3,000 will secure a capital PASTURE extending to about 110 acres, with an attractive medium sized Residence. The property is splendidly situated and enclosed in a ring fence. The house contains five or six bedrooms, two reception rooms, large hall, and good offices. It could easily be enlarged at a moderate outlay if required. The outbuildings are in good order and very complete.—Agents, HINDLEY & WILKINSON, as above.



WITHIN 45 MINUTES' RAIL OF TOWN.

TO BE SOLD, or LET, Furnished, the above exceedingly choice Freehold RESIDENCE, close to a main line station (G.W.R.), and within a few minutes' walk of the river Thames. The Mansion, which is approached by a charming carriage drive with substantial lodge at entrance gates, is in perfect order throughout, having been modernised and handsomely decorated at a very considerable outlay. There are 22 bed and dressing rooms, four bathrooms, a magnificent suite of four panelled reception rooms, fine billiard room, spacious hall, and very complete offices; stabling for five horses, etc., and suitable outbuildings; the grounds, which extend to about five acres, are very tastefully laid out, and more land can be had if required.—Personally inspected and strongly recommended by HINDLEY & WILKINSON, as above.

SOMERSET (one-and-a-half miles from main line station).—For SALE, an imposing stone-built RESIDENCE, occupying a high and healthy position amidst finely-timbered grounds extending to about 21 acres. There are twelve bed and dressing rooms, bath, and three fine reception rooms, plus a large billiard room; stabling for five; extensive and mature pleasure grounds, small farmery.—Agents, HINDLEY & WILKINSON, as above.



KENT (about two miles from two main line stations, whence Town is reached in under an hour).—For SALE, the above delightful Freehold PROPERTY, standing 300ft. above sea level, amidst charming grounds of eleven acres. The House, which is approached by a pretty carriage drive with lodge at entrance gates, contains twelve bed, bath, and four reception rooms, large square hall, conservatory, and complete offices stabling for four horses; well built dairy.—Agents, HINDLEY and WILKINSON, as above.

HINDLEY & WILKINSON,

38a, Old Bond Street, Piccadilly, W.

John Webb and Company

THE SOCIAL AND TRAVEL BUREAU,
ESTATE AGENCY DEPARTMENT,
30, New Bond Street, London, W.

EXMOUTH.—To be LET or SOLD, a very attractive RESIDENCE, situate two-and-a-half miles from Exmouth. The House commands a beautiful view of the sea and River Exe. There is good hunting and sea bathing to be had, the sea being distant about two-and-a-half miles. The following is the accommodation: 25 bedrooms, bathroom, six reception rooms, billiard room, magnificent staircase in white marble, and balustrade in Devonshire marble. There is good garden, glasshouses, etc. Price £50,000.

SONNING.—To be LET, Furnished, a very fine HOUSE, standing in its own grounds and approached by carriage drives through the park. It stands on high ground, overlooking the river. There are about 4,000 acres of good shooting, and there is also good hunting to be had. About 35 acres of good parkland and extensive pleasure grounds and wood, making a total area of about 70 acres. The House contains the following accommodation: 22 bed and dressing rooms, two bathrooms, five reception rooms, billiard room; private chapel; capital stabling for fifteen horses.

STAINES.—To LET, Furnished, for Ascot and Coronation weeks. It contains five large bedrooms, bathroom, two reception rooms, etc. Plate and linen would be left. The grounds run down to river. Moderate rent. Particulars of other Houses, etc., may be had upon application.

SOUTH DEVON (in a beautiful part).—A stone-built RESIDENCE, in its own grounds of about 23 acres, with two approaches from foreshore; magnificent sea and inland views; ornamental gardens, two tennis grounds, excellent kitchen gardens; coach-house and stabling; seventeen bedrooms, bath, four reception rooms, billiard room; entrance lodge. Price £10,000, open to offer; or Residence and portion of land would be LET.—**FORCE & SONS, F.A.I.**, Estate Agents, Exeter.

SOMERSETSHIRE (in a charming district, one-and-a-half miles from station).—A desirable Freehold COUNTRY PROPERTY, with a substantially-built Residence, standing in about six acres of finely-timbered grounds; ten bedrooms, dressing and bathrooms, billiard room, three reception rooms, large schoolroom: good gardens, lawn, paddock; stabling for five; greenhouses. Price £3,000 (or offer to rent might be entertained). Additional land if necessary.—Particulars with photo. from **S. R. FORCE & SONS, F.A.I.**, Auctioneers and Estate Agents, Exeter.



£5,500, FREEHOLD. (Dorsetshire, Parkstone).—Charmingly situate and well-built RESIDENCE, standing high, and commanding picturesque views. The Residence, which stands in its own grounds of nearly four acres, contains four reception rooms and excellent offices on ground floor, nine bedrooms and dressing rooms, bath fitted; good water and sanitation; tennis court, flower and kitchen garden, and the grounds are of a most pleasing description; the ornamental trees, wild shrubs, and foliage being of a unique character; stabling for three, and man's cottage; half-a-mile from church, post-office, and station (L. & S. W. Ry.).—**WILLIAM COWLIN, Clifton, Bristol.**

HENLEY REGATTA, and July if desired.—A gentleman's charming COTTAGE, in the old-fashioned village of Sonning, three minutes from river, two miles from Twyford. Telephone in village. One acre garden. Drawing and dining rooms, five bedrooms (six beds), bathroom, offices, bicyclette house, lavatory, water laid on; two servants left for Henley week.—Apply "H.", Draycott Lodge, Fulham, London. References required.

OLD COUNTRY HOUSE.—Wanted to RENT, with or without option of Purchase, West of England, South Dorset, or East Devon preferred; fairly bracing climate. Ten to twelve bedrooms, three or four sitting rooms; a few acres of grass, and from 500 to 1,000 acres shooting. Rent not to exceed £200.—**F. ROPER, "Bovey House," Beer, Axminster.**

ST. LEONARDS - ON - SEA.—Gentleman's Private RESIDENCE, Unfurnished; sunny position, facing sea; close to church, shops, and new pier; three reception rooms, conservatory, bathroom, eight bedrooms, offices, etc. Excellent decorative repair, modern conveniences, electric light.—Rent and detailed particulars of Sole Agents, Messrs. DAWSON and HARDEN, 48, Marina, St. Leonards-on-Sea.

TUNBRIDGE WELLS (NEAR).



TO BE SOLD (within five miles of Tunbridge Wells and three miles of Paddock Wood, on the South-Eastern main line), this beautifully-situated RESIDENCE, designed by a well-known architect, with first-rate stabling, beautiful pleasure grounds, meadow, and woodland, interspersed with walks, in all about twelve acres; four reception rooms, thirteen bedrooms, bathroom, and full domestic offices, including servants' hall; excellent stabling for three horses; close to church and village; lovely views, perfect surroundings.—Particulars of **EDWARD JAS. CARTER**, House Agent, 3, The Pantiles, Tunbridge Wells.

NORTH DEVON.—To be LET, Unfurnished, or SOLD, the MANOR HOUSE of Martinhoe Parish, beautifully situated close to the sea at Woodybay; about three miles from Lynton and two from Woodybay Station. The House commands fine views of sea and cliffs, and contains four reception and fourteen bed and dressing rooms; eighteen acres of pleasure grounds, pasture and woodland; stabling for four horses, coach-house, etc., and two cottages; rent £145; shooting over 2,200 acres, and trout fishing in the Heddon may be had for £40; golf links on the Estate.—Apply **C. F. BAILEY**, Esq., Lee, Lynton, Barnstaple.

HASLEMERE (in an excellent position close to the station).—To be LET from July for two to three months, a well Furnished old-fashioned RESIDENCE; six bed and two reception rooms; lovely shady and secluded garden of two acres; rent 7 guineas a week; also all available Furnished and Unfurnished houses in the surrounding districts.—Apply **REGINALD C. S. EVENNETT**, House and Estate Agent, Haslemere and Farnham.

EXMOOR (Dunster).—Charming old-fashioned Furnished COTTAGE, available until end of August; newly Furnished and decorated; three sitting, five bedrooms, hot and cold bathroom, three-quarters of an acre of garden; stabling obtainable; one mile from sea, and in centre of Devon and Somerset Hunt.—Photos, and particulars of **JOHN WILSON & SON**, The Close, Exeter.

CO. KILKENNY, IRELAND.

TO BE LET. Unfurnished, from 1st October, for term of years, or by the year, a good-sized comfortable HOUSE, prettily situated on the banks of the River Nore, containing nine bedrooms, four reception rooms, bathroom (hot and cold water laid on), servants' apartments, out-offices, etc.; there miles of good salmon fishing in the river which flows through the demesne. The House, garden, and stabling will be LET with or without the demesne, which contains about 90 acres, 80 acres of which is good grazing land. It is within easy reach of the Kilkenny and Castlecomer Hounds; shooting over 1,000 acres; close to railway station, post and telegraph office, church and chapel. Rent £300 a year.—Apply to **T. KOUGH**, Esq., Estate Office, Patrick Street, Kilkenny.

GLoucestershire and Worcestershire.
MESSRS. BRUTON, KNOWLES & CO. beg to announce the SALES by AUCTION of the following FREEHOLD ESTATES:—

Wednesday, June 11th, 1902, at the Swan Hotel, Tewkesbury, at 3 for 4 o'clock.

(In conjunction with Mr. GEORGE HONE).

By direction of the Trustees of Mr. Henry Hone, deceased. **STONEHOUSE**, a compact Estate, one mile from Tewkesbury, containing 110 acres of pasture and arable land, having important frontages. The Estate includes the site of Queen Margaret's camp prior to the Battle of Tewkesbury.

RED HOUSE FARM, comprising good homestead and 81 acres of first-class land, in the parish of Deerhurst.

STOKE ORCHARD MILL and 26 acres of rich pasture land and orcharding.—Solicitors, **Messrs. BROOKES & BADHAM**, Tewkesbury and Pershore.

THE TREDDINGTON MILL FARM, two miles from Tewkesbury, five from Cheltenham, and eight from Gloucester, comprising a farm-house, corn mill, and buildings and 162 acres of excellent pasture and arable land (including productive orcharding and well watered meadow land).—Solicitor, **H. W. GRIMES**, Esq., Gloucester.

WESTFIELD HOUSE, Longford, a charming Residential Property on the outskirts of the city of Gloucester, comprising a well-built Residence, containing four spacious reception and sixteen bed and dressing rooms, two bathrooms, etc.; standing in the midst of extensive and tastefully laid out pleasure grounds, with walled kitchen garden, stabling, and entrance lodge, in all two-and-a-half acres.—Solicitors, **Messrs. HAINES & SUMNER**, Gloucester.

THE LOWER END FARM, Eckington, comprising a comfortable House, ample buildings, two cottages, and 146 acres of exceptionally good pasture, arable, and Avon meadow land, and pasture, orcharding.—Solicitors, **Messrs. BRETHERTON and BOUGHTON**, Gloucester. Particulars, plans, and conditions of Sale may be had of the Solicitors mentioned; or of the Auctioneers, **Albion Chambers**, Gloucester.

THE MANOR OF BROCCKFORD, with Houses and Lands, extending over upwards of 122 acres, all subject to arbitrary fines. The quit and free rents amount to £11 13s. per annum.—Solicitors, **Messrs. JOSELYN & SONS**, Ipswich. Particulars of all above of **Messrs. GARROD TURNER & SON**, Land Agents, 1, Old Butter Market, Ipswich.

SUFFOLK.—SEVEN FARMS, with good Houses and Agricultural Buildings, two Country Residences, Accommodation, Arable and Grass Lands, and Building Sites in the environs of Ipswich, a Manor and House Properties at Ipswich and Felixstowe.

GARROD TURNER & SON will SELL by AUCTION, at the Great White Horse Hotel, Ipswich, on Tuesday, June 10th, 1902, at 4 o'clock (by direction of the Trustees of the Chantry Estate).

THE POPLAR HOUSE FARM of 146 acres, at Sproughton, two-and-a-half miles from Ipswich.

THE VALLEY FARM of 218 acres, at Sproughton, three-and-a-half miles from Ipswich.

TEN LOTS of Accommodation, Arable and Grass Lands, near the above farms, abutting upon high roads, and varying from one to 32 acres, with total area of 95 acres.

A RESIDENCE, known as "Crane Hall," Ipswich, with stabling and grounds of around a-quarter acres.

A HOUSE with Farmery, at Sproughton and Ipswich, with eleven-and-a-quarter acres.

FOUR BUILDING or ACCOMMODATION SITES, in the environs of Ipswich, each with area of about five acres.

THIRTY COTTAGES, dispersed over the above lands.—Solicitors, **Messes. ANDREWES, CANHAM & ANDREWES**, Sudbury, Suffolk.

At the Rose and Crown Hotel, Sudbury, on Thursday, June 12th, 1902, at 3-45 o'clock (by direction of Lord John Hervey, deceased).

THE CUCKOO TYE FARM, Long Melford, nearly midway between the towns and stations of Sudbury and Long Melford, with house, buildings, and 124 acres.—Solicitors, **Messrs. JOSELYN & SONS**, Ipswich.

At the Great White Horse Hotel, Ipswich, on Thursday, June 12th, 1902, at 7 o'clock.

NORTON HOUSE, Henley Road, Ipswich, with stabling and glasshouses, late the residence of Alderman Ed. Grimwade.—Solicitor, **Mr. W. E. KERSEY**, Ipswich.

EIGHTEEN HOUSES and WAREHOUSE, situate in Ashmore Grove, Ivy, Gibson, and Albion Streets, Cauldwell Hall, Hampton, Spring, Derby, London, and Chancery Roads, Ipswich.

FOUR HOUSES with SHOPS, and THREE RESIDENCES, Manning and Russell Roads, Felixstowe.

PLOT of BUILDING LAND at Manningtree, Essex.

At the Great White Horse Hotel, Ipswich, on Tuesday, June 17th, 1902, at 4 o'clock.

THE GROVE FARM, Little Bealings, of 90 acres, contiguous to the station, about five miles from Ipswich, and twelve Cottages in the village.—Solicitors, **Messrs. TURNER and TURNER** and **MR. W. E. KERSEY**, Ipswich.

THE VALLEY FARM of 97 acres and the **ROSE FARM** of eleven acres, both at Offton, about nine miles from Ipswich, and Five Cottages.—Solicitor, **Mr. W. E. KERSEY**, Ipswich.

A FARM of 31 acres, at Mendlesham, fourteen miles from Ipswich, and Five Cottages.—Solicitors, **Messrs. BURKE, RIDLEY & FRANCIS**, Ipswich.

THE BEECHES, Holbrook, five miles from Ipswich, with stabling, gardens, and paddock.—Solicitor, **Mr. W. E. KERSEY**, Ipswich.

THE MANOR of BROCKFORD, with Houses and Lands, extending over upwards of 122 acres, all subject to arbitrary fines. The quit and free rents amount to £11 13s. per annum.—Solicitors, **Messrs. JOSELYN & SONS**, Ipswich.

Particulars of all above of **Messrs. GARROD TURNER & SON**, Land Agents, 1, Old Butter Market, Ipswich.



HENLEY-ON-THAMES.—Notice of SALE of valuable Freehold RESIDENCE and Grounds.

SIMMONS & SONS are favoured with instructions from **Henry Ivie, Esq.**, to offer for SALE by AUCTION, at the Catherine Wheel Hotel, Henley-on-Thames, on Thursday, June 12th, 1902, at 4 o'clock in the afternoon, the highly desirable Residential Property situate in the centre of the town, and known as "Southfield House," containing three reception rooms, eight bedrooms, dressing room, bathroom, good servants' offices, etc., etc., together with the very charming prettily-timbered grounds extending to about three acres, with capital stabling, coach-house, and gardener's cottage.—Particulars, plan, and conditions of Sale may be obtained of **J. T. CAMPION, Esq.**, Solicitor, Henley-on-Thames, Reading, and Basingstoke.

YORKSHIRE (Burley-in-Wharfedale, near Ilkley).—Freehold ESTATE, with Residence, fishing, grouse shooting, and four farms and dwelling-houses, all in one Lot, or in Lots as may be arranged. The Residence called "Burley Hall," the drainage of which has recently been thoroughly overhauled is situated in nicely-timbered grounds, now in the occupation of the Hon. W. H. Lascelles, with stabling, greenhouses, garden and lawn, and two lodges; area about three acres. The fishing in the River Wharfe is over half-a-mile in length. Also the Manor of Burley (comprising part of the Rombalds Moor), area 950 acres, with valuable grouse shooting and other rights of sporting. Present lease expires June, 1904. Also a small detached Residence, known as "Burley Lodge," and 20 superior cottages adjoining same. Burley Corn Mill, with water and steam power, and miller's residence and cottage adjoining. Two farms of about 47 acres of grass land. The buildings are supplied with town's water free of cost, and the outgoings for tithe and for rates on the cottages are very small. The "Burley Hall" Property has nearly three-quarters of a mile of frontage to the highway, and has the advantage of being already severed by the urban authority. Also Accommodation Farm in Burley Village, of nineteen acres, with a frontage to the Ilkley highway of 460 yards. Modern farm-house and farm-buildings, and eight good cottages adjoining. Total area is 1,063 acres, and a present annual rental of £770.—Further particulars and cards to view may be obtained from **Messrs. SMITH & GOTTHARDT**, Land Agents, Surveyors and Valuers, Cheapside, Bradford; or to **Messrs. GARDINER and JEFFERY**, Solicitors, Cheapside, Bradford.

SUSSEX (near Littleworth; in a lovely district near South Downs, one-and-a-quarter miles from station and ten miles from the coast).—For SALE, a choice RESIDENTIAL PROPERTY of thirteen acres; three reception, six bedrooms, good offices; gardens and paddock; good hunting and fishing.—Apply to **Mr. GEORGE S. WAIN**, Land Agent and Surveyor, 8, Essex Street, Strand.

SMALL FREEHOLD PROPERTY Wanted, of antiquarian interest; Home Counties preferred.—Particulars and price to "B. A. S.," c/o STREACHAN'S, 149, Strand, W.C.

TO BE LET, for a short term of years, Furnished or partly Furnished, CREWE HALL, Cheshire. The House which mainly dates from James I., and was restored by E. Barry after a fire in 1866, stands retired in a park of over 700 acres, one-and-three-quarter miles from Crewe Station, with an unequalled train service to all parts. It contains eight reception rooms, four other sitting rooms, 26 principal bedrooms, and dressing rooms, four bathrooms, and offices, which have lately been remodelled on the most modern system, and is provided with the newest sanitation, with electric light and gas, and a private P.O. telephone. There is good stabling for 27 horses, and the best meets of the Cheshire and North Stafford hounds are within easy reach. The gardens and glasshouses are extensive, and the grounds, which are of great beauty, are ornamented by a lake of 61 acres. Land, pasture, or tillage may be let with the House at the option of the tenant. The shooting of the coverts and over an Estate of about 4,150 acres, to which other shootings might be added to this area, would be included in the Lease.—Apply to **W. McCracken**, Englefield, Crewe.

FOR SALE (on the Banks of the Thames at Wargrave, Berks, near Henley).—Fine Freehold SITES, also beautiful SITES in and near the Village. There is a good train service to London.—Apply to **Mr. W. G. A. HAMBLING**, Architect, "Forest House," Queen's Road, Reading."

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BRECONSHIRE (within two miles of station, and just over an hour from Hereford).—To be LET, Unfurnished, or the ESTATE FOR SALE. The above Residence is well placed, stone-built, standing 60ft. above sea level, approached by a carriage drive with lodge at entrance, and contains fourteen bed and dressing rooms, bathroom, outer and inner halls, beautifully carved oak paneling, dining room, library, drawing room, billiard room, and good offices, including servants' hall, butler's pantry, etc. The House and stabling is lighted by electric light. Stabling for nine horses; nicely laid out grounds, with kitchen gardens, orchard, and woodland and good grass land. Sporting over the estate; plenty of fishing, hunting. Gravel soil.—Full details of Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (34,911.)

RENT, UNFURNISHED, 350 GUINEAS PER ANNUM.
ESHER DISTRICT.—An unusual opportunity occurs or Renting Unfurnished, on Lease, from Michaelmas, an attractive old-fashioned Family RESIDENCE, seated in well-timbered grounds with three tennis lawns, fine acacia avenue, ornamental fish pond, and very productive gardens; fourteen bed and dressing and two bathrooms, three reception and billiard rooms, and offices with man's bedroom; six stalls and two cottages; electric light installed; sand and gravel soil.—Agents, Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (35,157.)

NEAR RUGBY (in a first-class hunting centre).—To be SOLD or LET, Unfurnished, a nice compact HUNTING BOX, standing in its own grounds of about two acres, approached by a carriage drive with lodge at entrance. The House contains nine bed and dressing rooms, bathroom (h. and c.), two reception rooms and sitting hall; drains recently overhauled; stabling for eleven horses and three living rooms over; flower garden and lawn, kitchen garden, and an acre of productive orchard. Adjoining are two fields of six acres with two additional loose boxes, which may be had if required. Village church, postal telegraph office, shops, etc., all within a quarter-of-an-hour.—Detailed particulars of Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, London, S.W. (33,775.)



YORKSHIRE (three miles from a Station).—To be LET, Furnished, the above exceedingly beautiful COUNTRY RESIDENCE, in thorough preservation, 600ft. above the sea level; south aspect, approached by a long carriage drive, and containing 31 bed and dressing rooms, bathroom, excellent suite of reception rooms; ample stabling; the gardens and grounds are well laid out; shooting over 4,690 acres, and some splendid salmon and trout fishing.—Full particulars on application to the Sole Agents, Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (34,781.)

1,200 PHEASANTS, AND FISHING IN AVON.
BRADFORD-ON-AVON (soof, above sea level, and commanding exquisite views for 40 miles).—A modern RESIDENCE, handsomely furnished, and having new system of heating apparatus; nine bed and five reception rooms, and unusually good offices; stabling for six or more, and cottage; old grounds with fine timber, tennis lawn and kitchen garden; water by gravitation; in the Beaufort Hunt; 300 acres of shooting (145 covert), also 1,000 acres adjoining, including good partridge ground. Owner going abroad for year or longer.—Agents, Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W.

NEAR SHERWOOD FOREST AND THE DUKERIES.
3,500 ACRES, with good partridge, pheasant, rabbit and wildfowl shooting; also exclusive trout fishing, and lake boating; sixteen or more bedrooms, five reception rooms; good new stabling. To be LET, from July 1st, at £475 for a term.—Apply to Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W.

WITHIN A DRIVE OF SHREWSBURY.

3,000 ACRES OF SHOOTING; bag comprising about 500 brace of partridges, 2,000 to 3,000 pheasants, besides snipe, duck, woodcock, few hares and about 1,000 rabbits; fishing for two miles; there is a good shooting lodge; telegraph adjoining; stabling.—Terms of Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (34,461.)

SURREY (between Witley and Haslemere).—To be LET, Furnished, for a year or Summer months, a genuine old-fashioned RESIDENCE, containing fine hall, three reception rooms, bathroom, eight bedrooms, etc.; house in thorough decorative repair and well furnished; stabling for three; charming gardens and grounds; ideal country house with well-wooded surroundings.—Apply to Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (35,161.)

MESSRS. LUMLEYS have the following TUESDAYS set aside for 1902 at the Mart, Tokenhouse Yard, Bank of England. It is advisable that early intimation be given for including properties. Terms on application.

June 10th. October 14th.
July 1st. November 11th.
July 2nd. December 9th.
August 12th.

Any other dates can be arranged at St. James's House, 22, St. James's Street, S.W.

Tuesday next, at the Mart, Tokenhouse Yard, E.C.
ON THE BORDERS OF SUFFOLK AND NORFOLK.
About Midway between Thetford and Diss.
THE CONEY WESTON ESTATE.

An exceptionally choice and compact Freehold PROPERTY, extending to about 600 acres, principally of first-class agricultural land, and marching with some of the best-known shooting estates in the Eastern Counties.



"Coney Weston Hall" is a very attractive and extremely comfortable old-fashioned Family Residence, well placed in a finely-timbered park, about 125ft. above sea level, approached by carriage drives, and containing seventeen bed and dressing rooms, drawing, dining, morning, and billiard rooms, gun room, and capital domestic offices; together with commodious stabling and all necessary outbuildings, including laundry.



The gardens and pleasure grounds are exceptionally attractive, and are of a most enjoyable and diversified character; they are well laid out with lawns, herbaceous borders, shrubland, and woodland walks, and ornamental water; there are productive walled kitchen gardens with moderate glasshouses, the whole being inexpensive to maintain. The lands, which are divided into three farms, are in a high state of cultivation, and there are suitable farm-houses and homesteads, together with numerous cottages, forming nearly the entire village of Coney Weston.



Also a very pretty and most pleasantly situated Dower House, called "Coney Weston House." The whole Property generally is in an excellent state of repair, and the actual and estimated rent roll is about £1,105 per annum; which Messrs.

E. & H. LUMLEY are instructed to offer by AUCTION E. at the Mart, Tokenhouse Yard, London, E.C., on Tuesday, June 10th, 1902, at 2 o'clock precisely. The Manor of Coney Weston is included in the Sale.—Detailed illustrated particulars, with plan and conditions of Sale, to be obtained of Messrs. GEO. LYUS & SONS, Solicitors, Diss; and of Messrs. LUMLEYS, LTD., Land Agents and Auctioneers, St. James's House, 22, St. James's Street, London, S.W.

Tuesday next.

BY MESSRS. LUMLEYS, LTD.
At the Mart, Tokenhouse Yard, London, E.C., on Tuesday, June 10th, 1902, at 2 o'clock precisely.

SUFFOLK.—THE RED HOUSE ESTATE, Westleton.—This very desirable Freehold RESIDENTIAL, SPORTING, and AGRICULTURAL PROPERTY, extending to about 266½ acres of productive land in a high state of cultivation, well adapted for corn growing, grazing, stock rearing, and fruit and vegetable culture, the soil being of a mixed culture, together with a substantially-erected and superior Residence, likewise Bailiffs House, extensive farm-buildings, and nine cottages, the whole in excellent order throughout, and in the occupation of the vendor. Pleasantly situated in the "Garden of Suffolk," near to the interesting old seaside town of Dunwich. Darsham Station is two-and-a-half miles away, and Halesworth and Saxmundham about seven miles distant. An impropriate title rent charge of £60 per annum is included in the sale. Land tax redeemed.—Solicitors, Messrs. HEATH & BLENKINSOPP, 1, New Street, Warwick; Auctioneers, Messrs. LUMLEY'S, LTD., of St. James's House, 22, St. James's Street, London, S.W.

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THE ABOVE absolutely perfect RESIDENTIAL ESTATE upon which many thousands have been lavished to bring it to its present condition. The Elizabethan Mansion contains an elegant suite of reception and billiards rooms, exquisitely furnished and decorated by a first-class London firm; sixteen bedrooms and complete offices; electric light throughout; water laid on; drainage perfect; superb stabling; exceptionally attractive pleasure grounds, miniature lakes, and kitchen gardens with fine range of glass; model farm-buildings and laundry. The Estate comprises nearly 100 acres.—Inspected by Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (31,089.)

OLD MANOR HOUSE. FREEHOLD, £4,500.

BICKLEY (with good train service to City and West End, on deep gravel soil).—A splendidly-built RESIDENCE (walls 24 inches thick), standing high with fine views over Keston and Hayes Commons. Nine bed and dressing, bath, and four reception rooms, hall (heated), and capital offices with rooms easily convertible into billiard room, etc.; stabling and rooms over. Finely-timbered and shrubbed grounds, with splendid shady tennis lawn; other lawns, and well-stocked kitchen garden.—Inspected by Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (34,462.)

HUNTING with the Duke of Beaufort's, the V.W.H., Earl Bathurst's.—To be SOLD, a capital HUNTING BOX, containing eleven bed and dressing rooms, bathroom, three sitting rooms, housekeeper's room, etc.; very good stabling, coach-houses, flower and kitchen garden, paddock, etc. Price £1,800.—Full details of Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (32,510.)

SUSSEX (near Chichester).—To be SOLD, a substantially-built FREEHOLD RESIDENCE, containing five reception rooms, six bedrooms, bathroom, etc.; stabling, good gardens with tennis court, lawns, etc. Pretty situation, and only three miles from Goodwood. Price £2,500.—Apply to Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (31,112.)

NORMANDY (on the Banks of the Seine).—To be SOLD, a charming medium-sized CHATEAU and ENTOURAGE, in a delightful and historical neighbourhood. Sport and yachting facilities; eight hours only from London; beautifully fitted and furnished; 50 acres of gardens and woods; a bargain. Would be LET, Furnished, for the Summer.—Photos. and rent of the Sole Agents, Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, London, S.W.



HANTS (North).—To be LET, Unfurnished, the above excellent COUNTRY HOUSE, approached by a carriage drive, and containing ten bedrooms, bathroom, four reception rooms, and servants' hall, housekeeper's room, etc.; stabling for four horses and gardener's cottage. The Property extends to about fourteen acres, including ten-and-a-half acres of parklands.—Full details of Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (31,557.)

SUSSEX (within two miles of a station and in a pretty part).—To be SOLD, a first-class FARM of over 56 acres, in an elevated position, and having abundant water supply. The Farm-house is well built, and commands views of the South Downs; extensive gardens and grounds, with large orchard and good buildings. Suitable for fruit, poultry, or pleasure farm. Price £1,800.—Apply to Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (31,114.)

12 GNS. AN ACRE.—FARM of 130 acres in a ring fence, to be SOLD. Good House, approached by a carriage drive, and containing sixteen rooms. There is stabling for eight horses, and usual farm-buildings. The soil is light loam, and the Property is well watered, and affords some very good shooting; 50 miles from Town.—Apply to Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (33,299.)

MESSRS. LUMLEYS, LTD., English, Scottish & Irish Land Agents and Auctioneers,
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See Rev. H. J. Crampton Esq.

